



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

Sherri Allen, Chair
Justin Sparano, Vice Chair
Jason Bodwell
Jeffrey Howe
Nathan Kongthum
Kimberly Gay
Susan Maziar

Wednesday, June 3, 2026

Regular Meeting

6:00 p.m.

The Board of Appeals meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328)

Live-stream: www.SandySpringsGA.gov/Stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. June 3, 2026 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. April 8, 2026 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2026-0008 V-26-9 - 4630 Mount Paran Parkway-** Request for a Variance from Sec.2.2.2 and Sec.7.8.24. to allow a two- story accessory structure to encroach into the 40-foot rear setback. *(Administrative Hold)*
(Presented by LaQuita Williams, Planner II)
- B. **2026-0009 V-26-19 – 6565 Williamson Drive –** Request for relief from Div. 9.2.3.A.2., Sec. 7.3.1.D., and Sec. 7.8.24. to allow an accessory structure to encroach into the 20-foot side, 35-foot rear, and 75-foot impervious surface setbacks and exceed the minimum height.
(Presented by LaQuita Williams, Planner II)

VI. Ongoing Business

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

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VII. New Business

VIII. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

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SANDY SPRINGS

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P&Z STAFF REPORT Board of Appeals Meeting, June 3, 2026

Case: **V-26-9 4630 Mount Paran Parkway**
Staff Contact: LaQuita Williams(lwilliams@sandyspringsga.gov)
Report Date: May 27, 2026

REQUEST

Request for a Variance from Sec. 2.2.2 and Sec.7.8.24.B.1.c to construct a detached garage that encroaches 16 feet into the 40-foot rear setback

APPLICANT

Property Owners:	Petitioner:	Representative:
Steven and Carolyn O'Brien	Kaci Palo, Permits Unlimited LLC	Kaci Palo, Permits Unlimited LLC

RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of Variance V-26-9

MATERIALS SUBMITTED AND REVIEWED

Materials

1. Application received on March 18, 2026

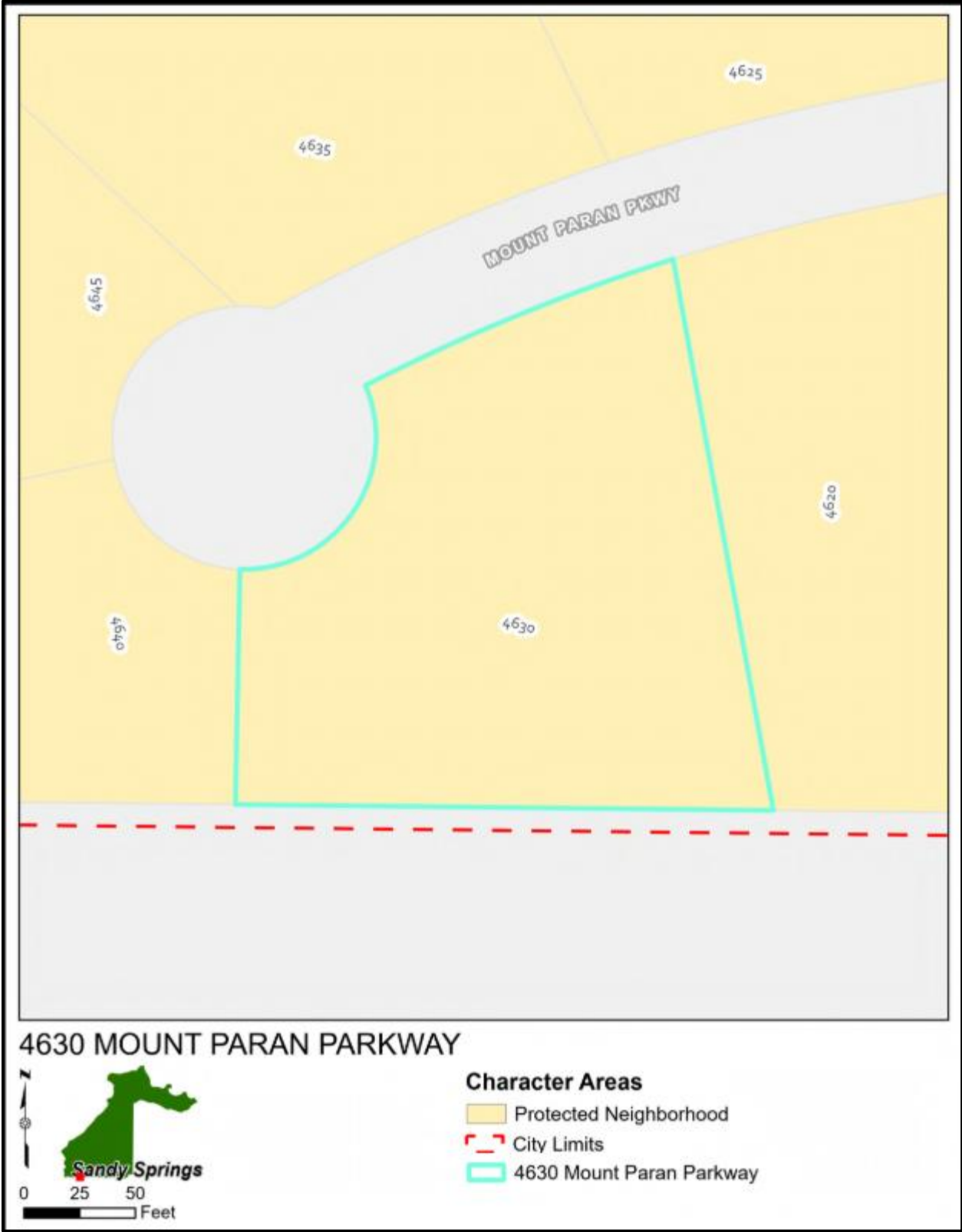
Plans

1. "Mount Paran Survey.pdf" received on April 20, 2026. Prepared by Gunnin Land Surveying and stamped by Jesse R Gunnin.
2. "260420 O'BRIEN VARIANCE.pdf" received on April 20, 2026. Prepared by Gunnin Land Surveying and stamped by Jesse R Gunnin

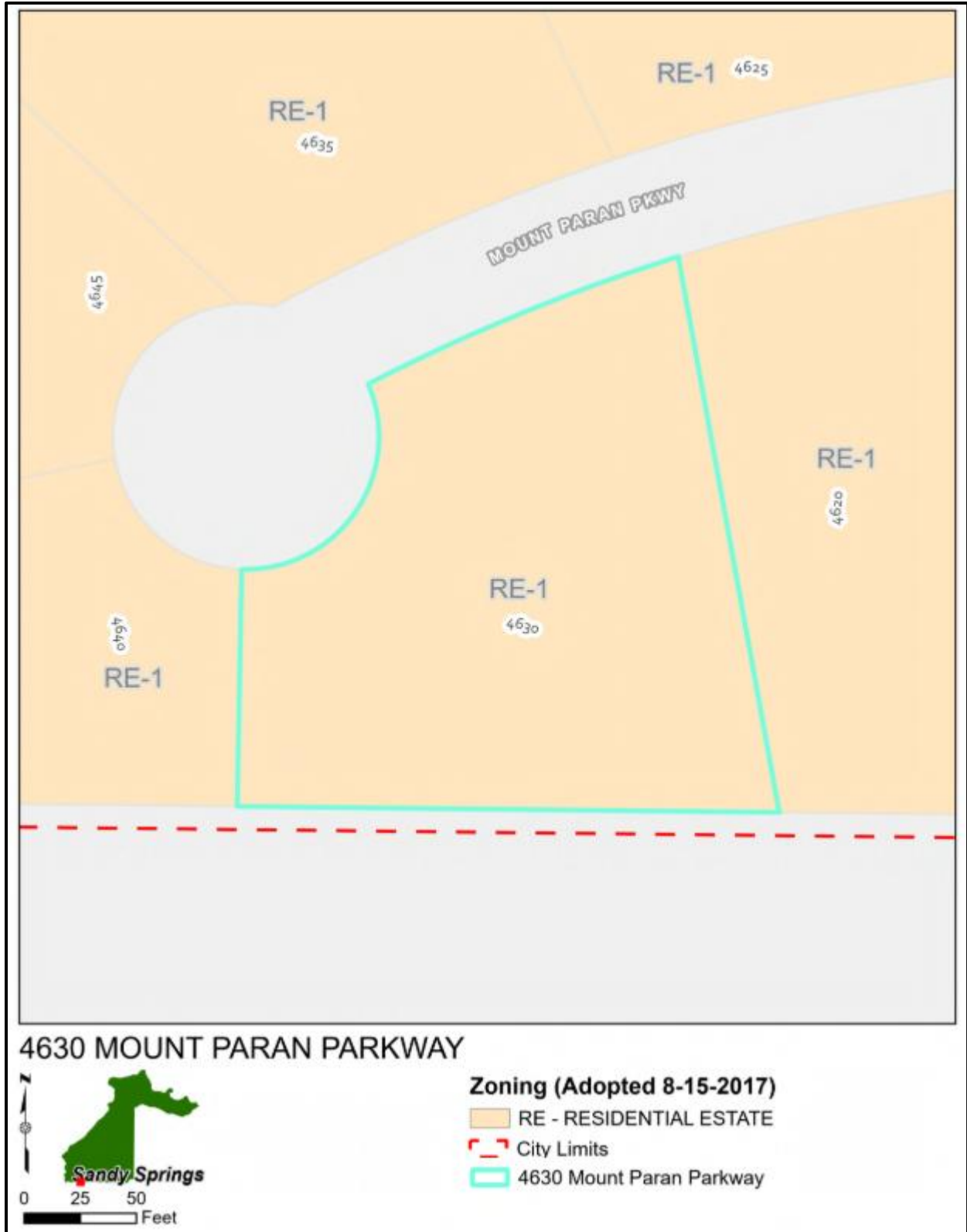
PROPERTY INFORMATION	
Location:	4630 Mount Paran Parkway (17 0177 LL1000)
Council District:	Council District 6 – Andrew Chinsky
Neighborhood:	Chastain Park Civic Association
Road frontage:	Approximately 266 feet
Lot Depth	Approximately 220 feet
Acreage:	Approximately 0.95 acre
Current Zoning	RE-1 (Residential Estate – 1-acre minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	1967Z-0169 – Fulton County rezoning to Single Family Dwelling District
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RE-1 / Residential Estate	4635 Mount Paran Parkway	1.13
East	RE-1 / Residential Estate	4620 Mount Paran Parkway	0.98
South	City of Atlanta	City of Atlanta	N/A
West	RE-1 / Residential Estate	4640 Mount Paran Parkway	1.11
PROPOSED DEVELOPMENT			
-	RE-1 / Residential Estate	4630 Mount Paran Parkway	0.95

CHARACTER AREA MAP



ZONING MAP

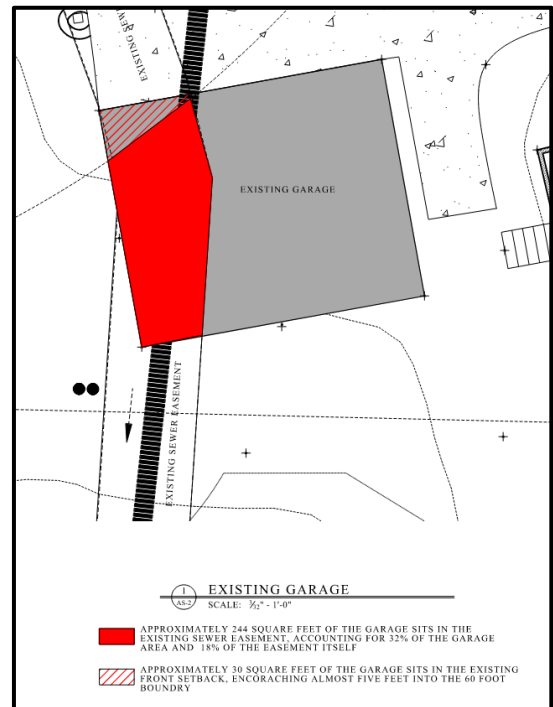
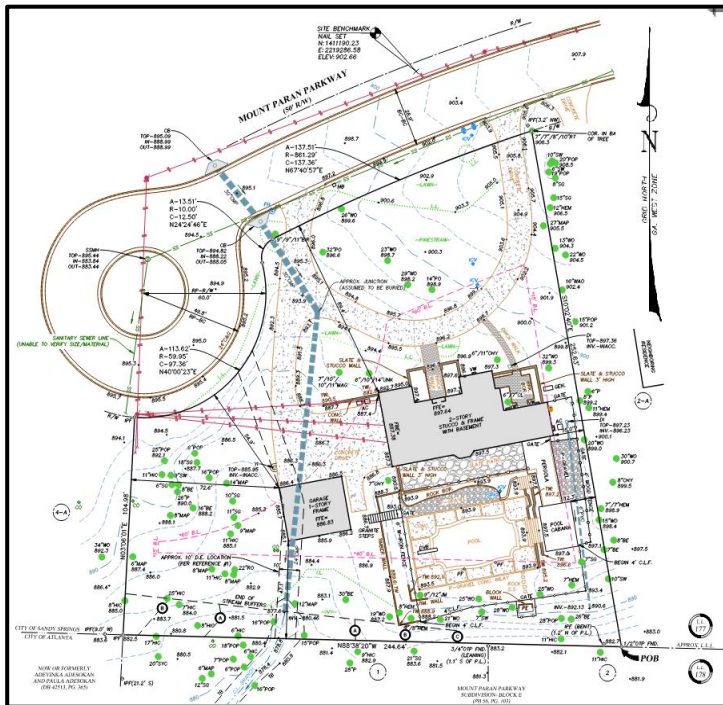




EXISTING DEVELOPMENT

The subject property is zoned RE-1 (Residential Estate – 1-acre minimum lot size) and is 0.95 acre. Located within the Chastain Park neighborhood, the property is developed with a 2-story home, driveway an attached garage along with a separate detached 2-car garage, an in-ground pool, and a putting green around the western and southern sides of the existing garage. Based on Fulton County records, the lot was plated in 1969, and the present owner acquired the property in 2021. The parcel is roughly square shaped, except for the northwest corner of the property, where it is rounded following the contour of the cul-de-sac at the end of Mount Paran Parkway. Measured from the front of the property to the rear, the property has a downward slope of approximately 6.5%, indicating relatively mild topography for Sandy Springs.

The detached 2-car garage, constructed before 1980s, sits upon a storm sewer drainage easement by approximately 244 square feet (or 30.5% lies over the easement) with the northwestern corner of it within the primary street setback. Approximately 30 square feet of the currently existing garage encroaches into almost five feet into the 60-foot primary setback.



Map showing sewer easement and encroachment of current garage



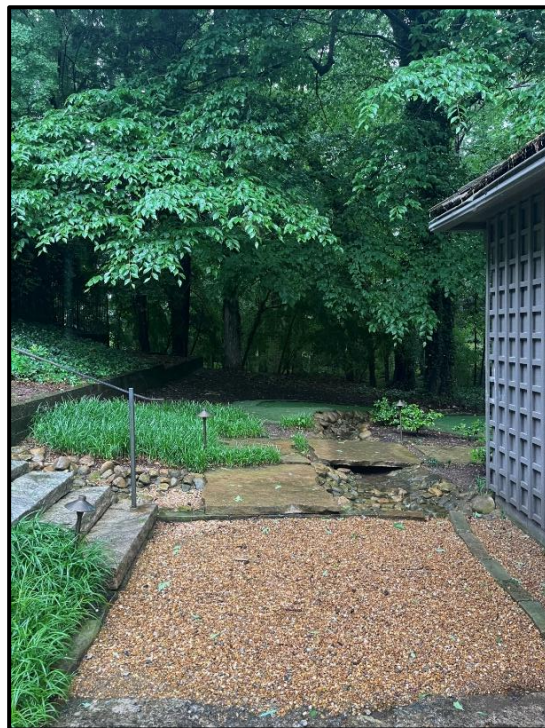
View of the front of the home facing South from Mt. Paran Parkway



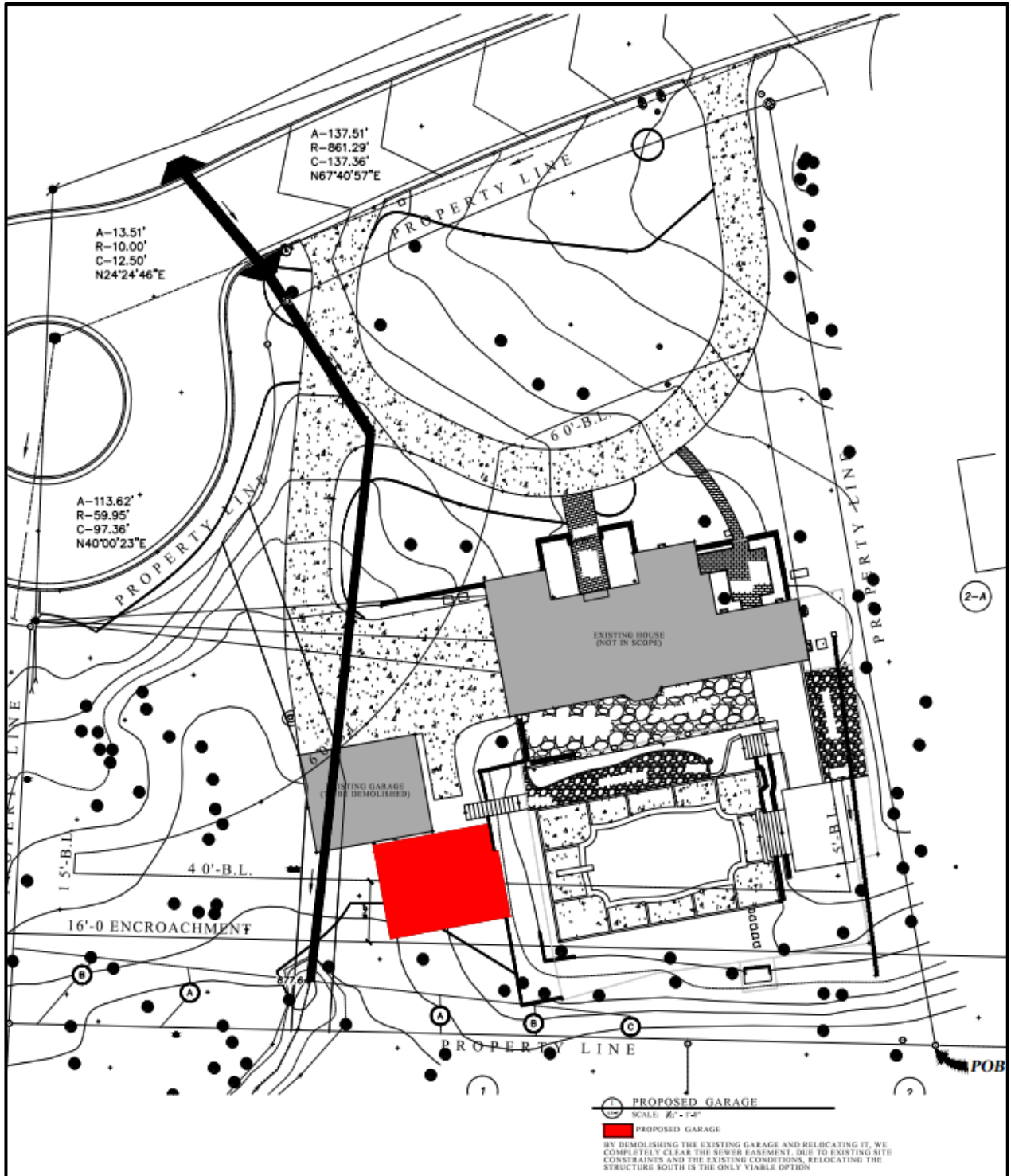
View of the existing two-car garage which currently sits upon a sewer easement



View of the rear of the existing two-car garage and the corrugated metal pipe upon which it sits



View of approximate location of proposed garage



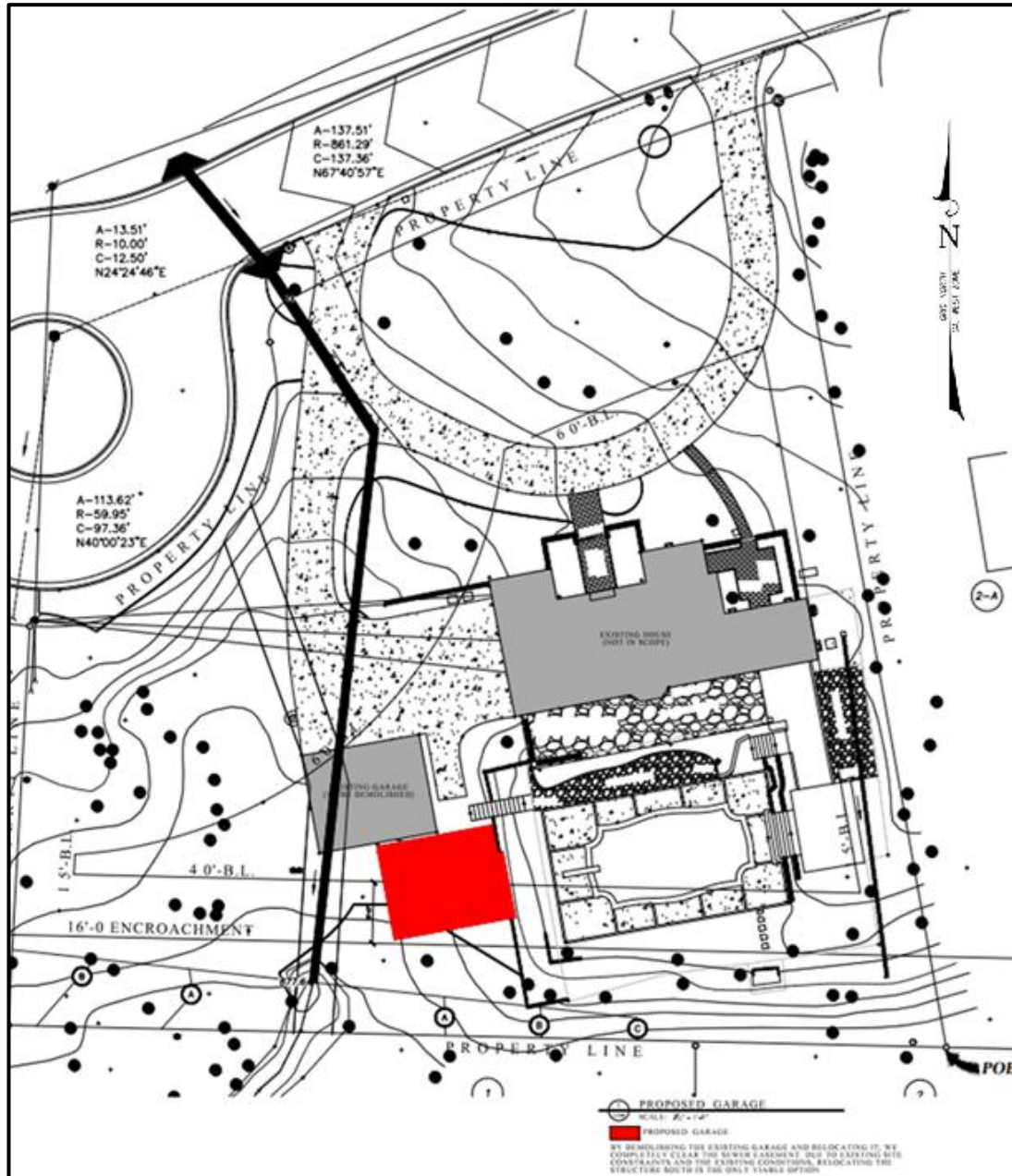
Site Plan indicating proposed accessory structure in red

PROPOSED DEVELOPMENT

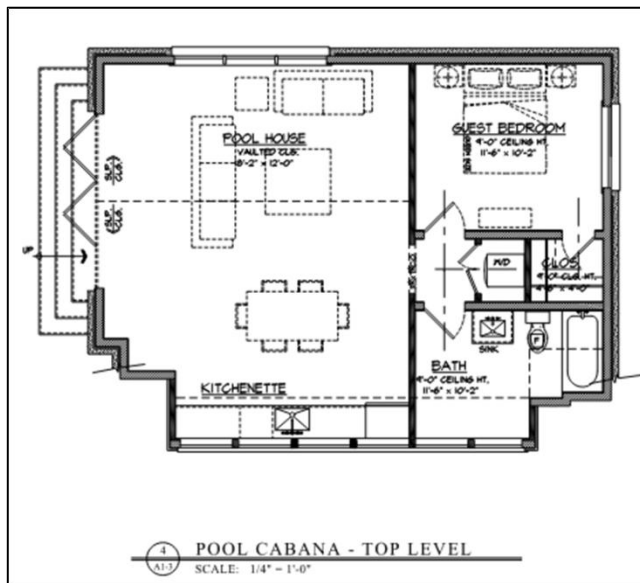
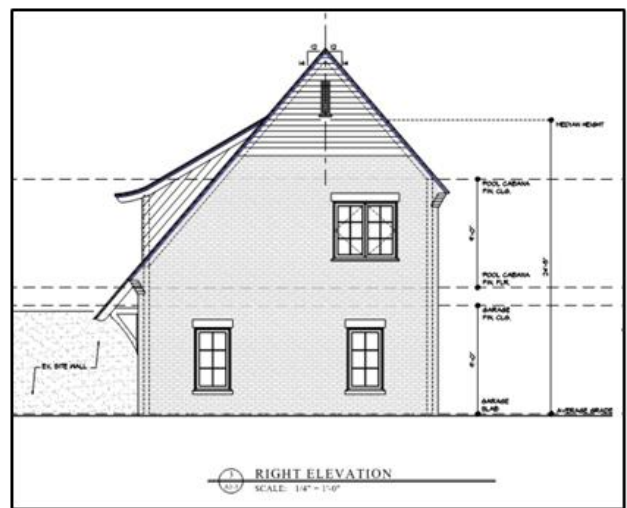
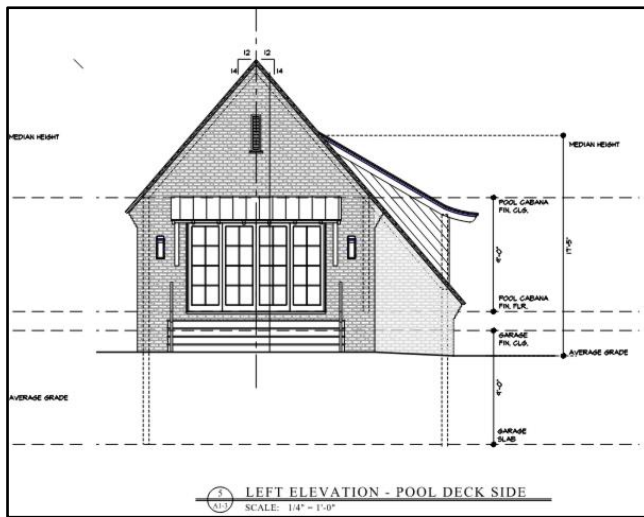
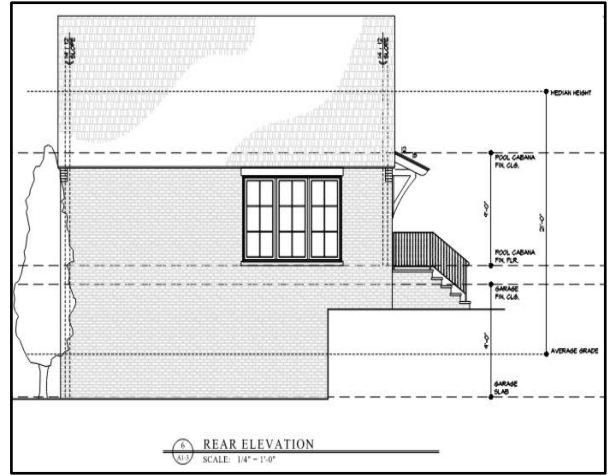
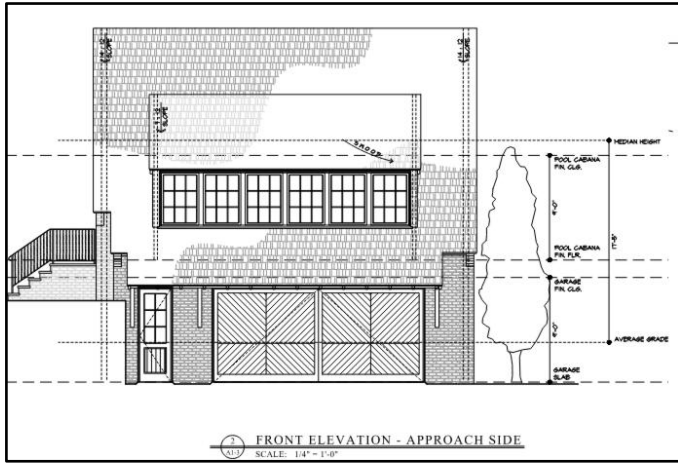
The applicant is proposing to demolish the existing two-car garage, which currently sits upon a sewer drainage easement and construct a new major detached accessory structure with a two-car garage and guesthouse off of the sewer easement, and into the 40-foot rear setback by approximately 16 feet.

Per Sec. 2.2.2. of the Development Code - *RE- Placement and Height* – “Rear: common lot line – 40’ min”

Per Sec. 7.8.24.B.2.c. of the Development Code – *Basic Use Standards* – “Major residential accessory structures must comply with the applicable building setbacks if their footprint exceeds 500 square feet.”



Map showing the proposed location of new garage



AREA CALCULATIONS		ROOF HEIGHT	
CONDITIONED POOL CABANA	725 SQ.FT.	FRONT	17'-5"
UNCONDITIONED GARAGE	737 SQ.FT.	RIGHT	24'-5"
TOTAL SQ.F.T	1,462 SQ.FT.	REAR	21'-0"
		LEFT	17'-5"

V-26-9 VARIANCE CONSIDERATIONS

Per Section 11.6.2. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

1. ***Variations will only be granted upon showing that:***

a. The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;

Finding: The Development Code does not permit accessory structures, over 500 square feet, to encroach into building setbacks. The applicants are proposing to exceed this limit by approximately 40%. Staff believes that approval of this variance would negate the general intent of the Development Code and Comprehensive Plan policies.

b. The variance if granted will not be detrimental to the public safety, health, or welfare of the public or injurious to other property;

Finding: Staff finds that granting the variance would be inconsistent with the intent of the Development Code, as the proposed major accessory structure would encroach approximately 16 feet into the required 40-foot rear setback despite the availability of alternative design options.

c. The conditions on which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;

Finding: Staff finds that while the existing garage's location within the stormwater drainage easement presents a site constraint, the requested variance is not solely the result of unique physical conditions of the property. The proposal to construct a major accessory structure with a guesthouse and two-car garage within the required rear setback is primarily driven by the applicants' preferred design and layout. Staff believes the property can reasonably accommodate development in a manner that is more consistent with the requirements of the Development Code.

d. Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

Finding: The site is developed with an existing two-story residence, contains no significant environmental constraints, and does not appear to be impacted by unusual topographic conditions that would limit reasonable development opportunities on the property. Staff finds that relocating the garage outside of the easement does not create a hardship that would justify a new encroachment approximately 16 feet into the required 40-foot rear setback.

e. The variance requested is the minimum necessary to accomplish the development or building;

Finding: Staff finds that the applicant has not sufficiently demonstrated that the requested variance is the minimum necessary to afford relief. The property appears capable of supporting reasonable improvements without encroaching approximately 16 feet into the required rear setback. Staff believe alternative design configurations may exist that would reduce or eliminate the extent of the requested encroachment while still allowing the garage to be relocated outside of the stormwater sewer easement.

f. In the case of an amendment to a buffer or setback required by this Code, the variance application shows how equal or greater protection will be achieved of the adjacent property or natural resource affected by the proposed development, should the variance be granted;

Finding: Staff finds that the application does not sufficiently demonstrate how equal or greater protection of adjacent properties would be achieved should the variance be granted. While the proposal would relocate the existing garage out of the sewer drainage easement, staff believes the requested encroachment, approximately 16 feet into the required 40-foot rear setback, exceeds what is necessary to reasonably develop the property and does not adequately justify the encroachment into the setback.

g. Such conditions are not the result of action or inaction of the current property owner

Finding: Although staff recognizes that relocating the existing garage out of the sewer drainage easement would be favorable, staff also acknowledges that there are other viable design alternatives on the site that could achieve this objective while remaining more consistent with the requirements of the Development Code.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Deputy Building Official:

Refer to the marked-up plan that I added in the Attachments. Please elaborate on why this location does not work. Explain how "any movement to the east would adversely affect the existing elevated pool deck, site walls and exterior stairs, as well as the parking pad." Better yet, provide a sketch for those of us who are more visual.

Sandy Springs Arborist:

Per the building plan review, please explain why the alternative location will not work for the project: "Refer to the marked-up plan that I added in the Attachments. Please elaborate on why this location does not work. Explain how "any movement to the east would adversely affect the existing elevated pool deck, site walls and exterior stairs, as well as the parking pad." Better yet, provide a sketch, for those of us who are more visual."

Springs Land Development Manager:

There appears to be an alternative where the proposed garage would be outside of the drainage easement and possibly comply with administrative variance allotment

Sandy Springs Chief Environmental Compliance Officer:

We recognize that there are topographical and buffer challenges causing hardship.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommend **Denial** of Variance V-25-56 a request for relief from Sec. 2.2.2 and Sec.7.8.24.B.1.c to construct a detached garage that encroaches 16 feet into the 40-foot rear setback.

Board of Appeals

June 3, 2026



SANDY SPRINGS
GEORGIA

V-26-9

4630 Mount Paran Parkway

STAFF RECOMMENDATION:

Denial

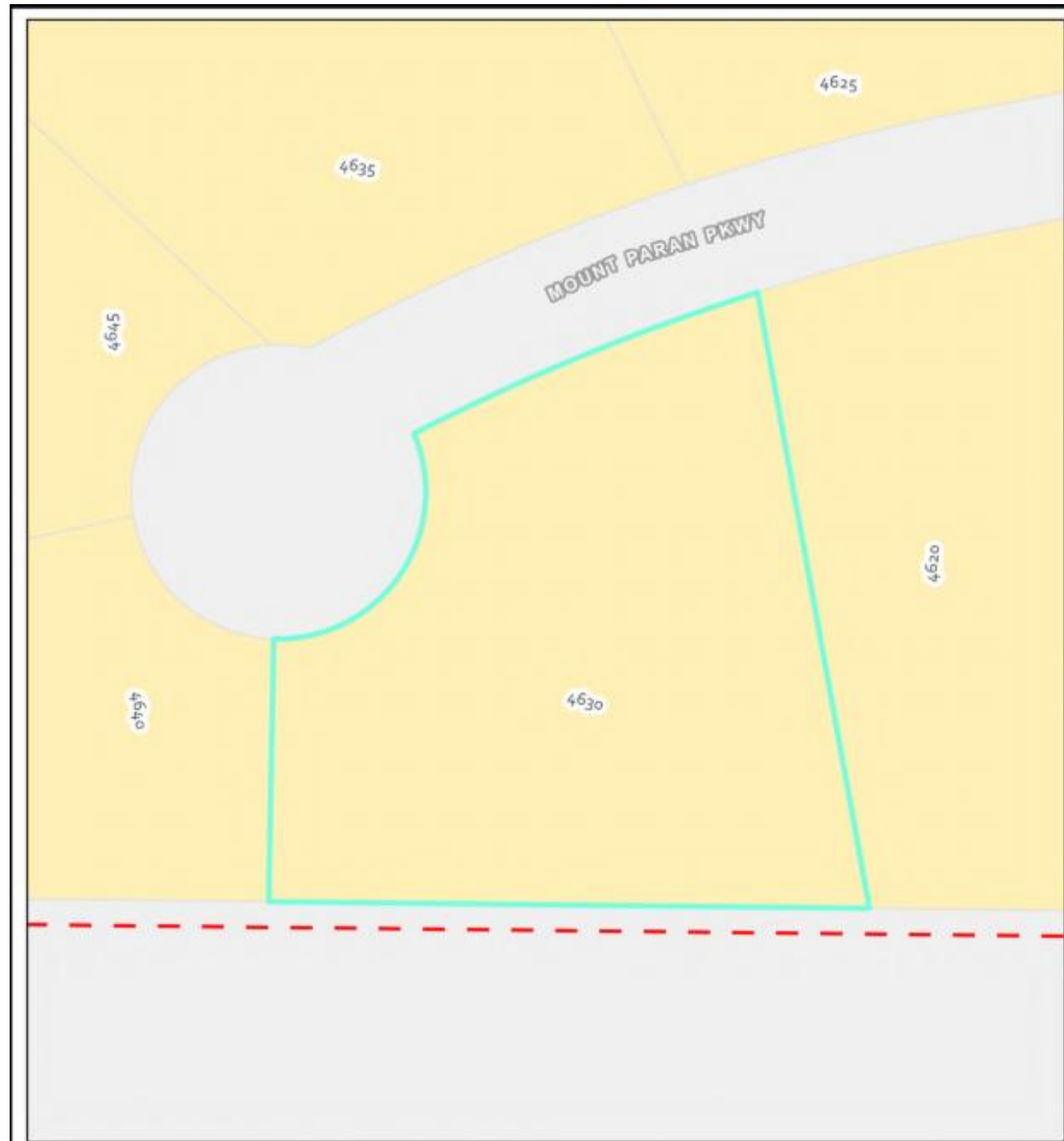


SANDY SPRINGS
GEORGIA

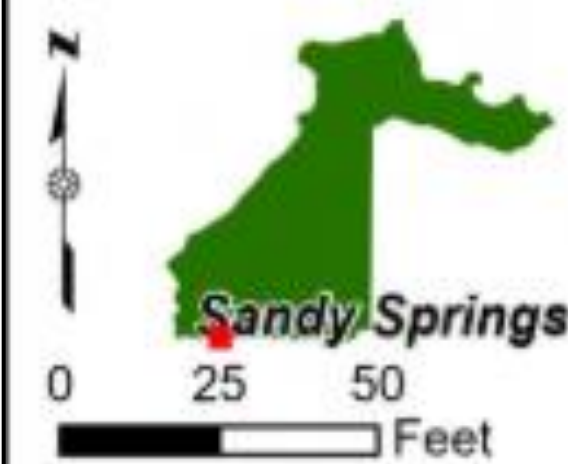
Request

- A request for a Variance from Sec. 2.2.2 and Sec.7.8.24.B.1.c to construct a detached garage that encroaches 16 feet into the 40-foot rear setback.

Character Area Map



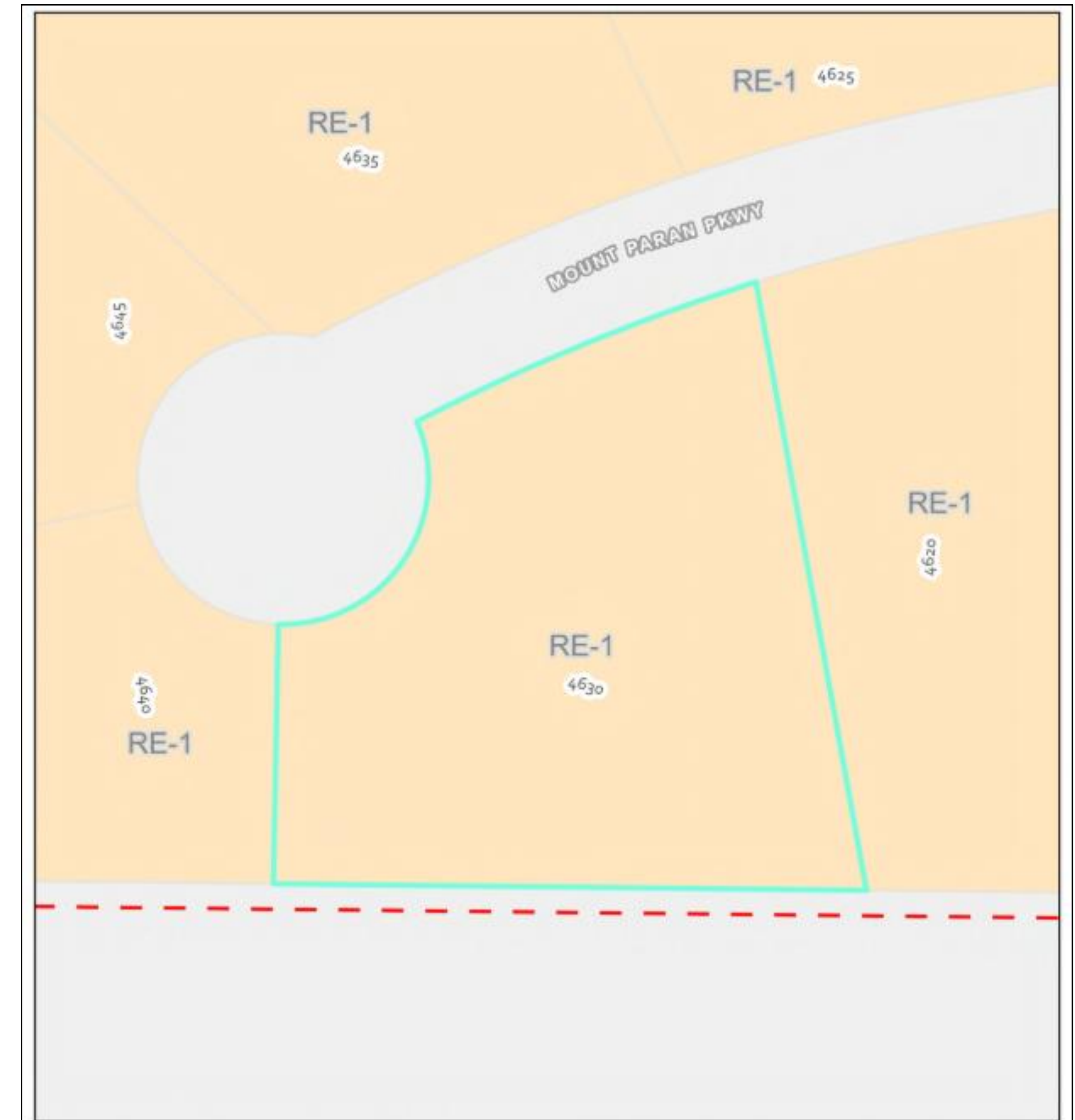
4630 MOUNT PARAN PARKWAY



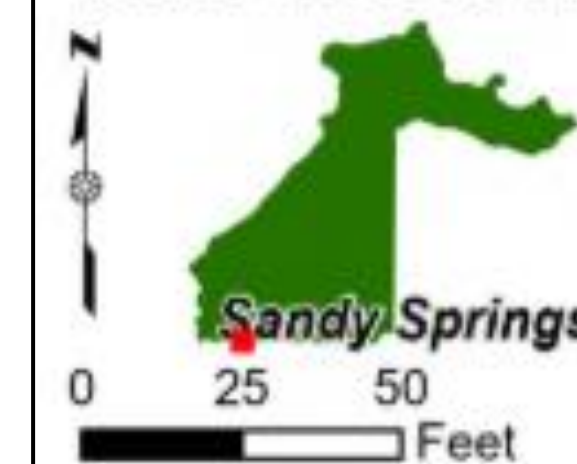
Character Areas

- Protected Neighborhood
- City Limits
- 4630 Mount Paran Parkway

Zoning Map



4630 MOUNT PARAN PARKWAY



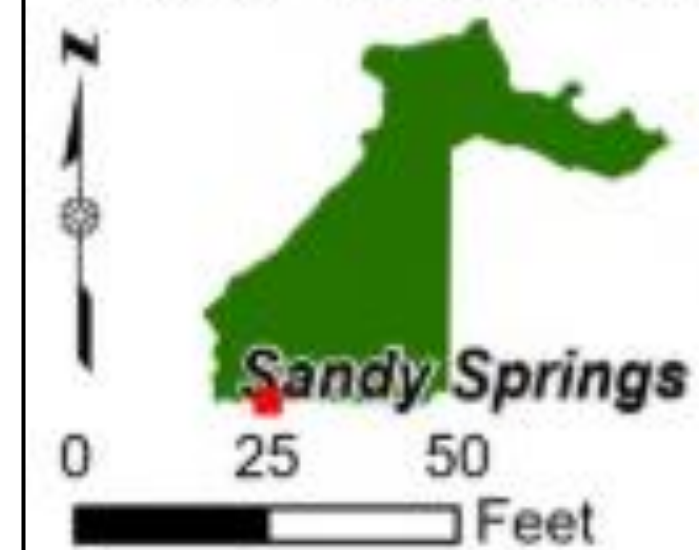
Zoning (Adopted 8-15-2017)



- RE - RESIDENTIAL ESTATE
- City Limits
- 4630 Mount Paran Parkway

Aerial Image



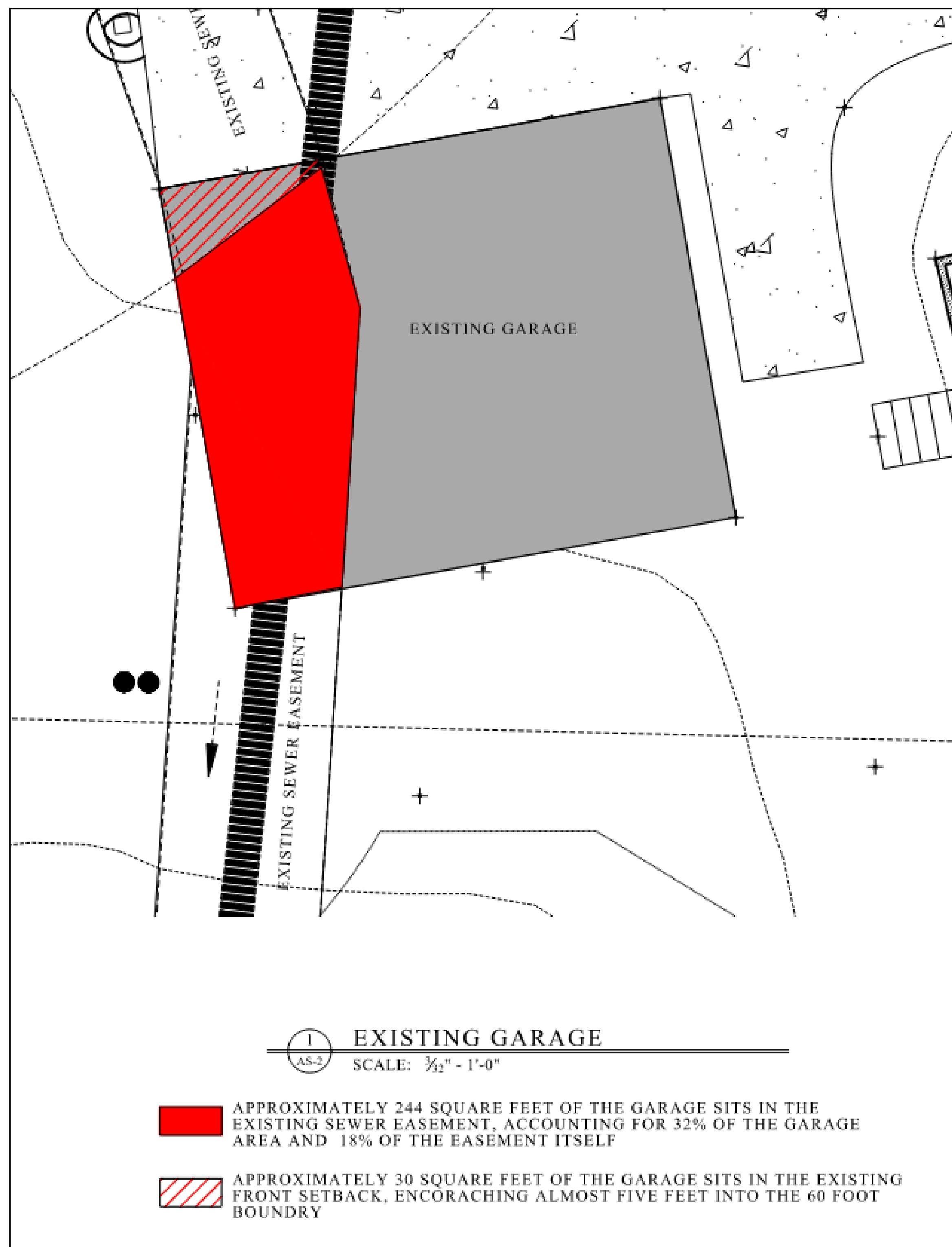
4630 MOUNT PARAN PARKWAY



-  City Limits
-  4630 Mount Paran Parkway

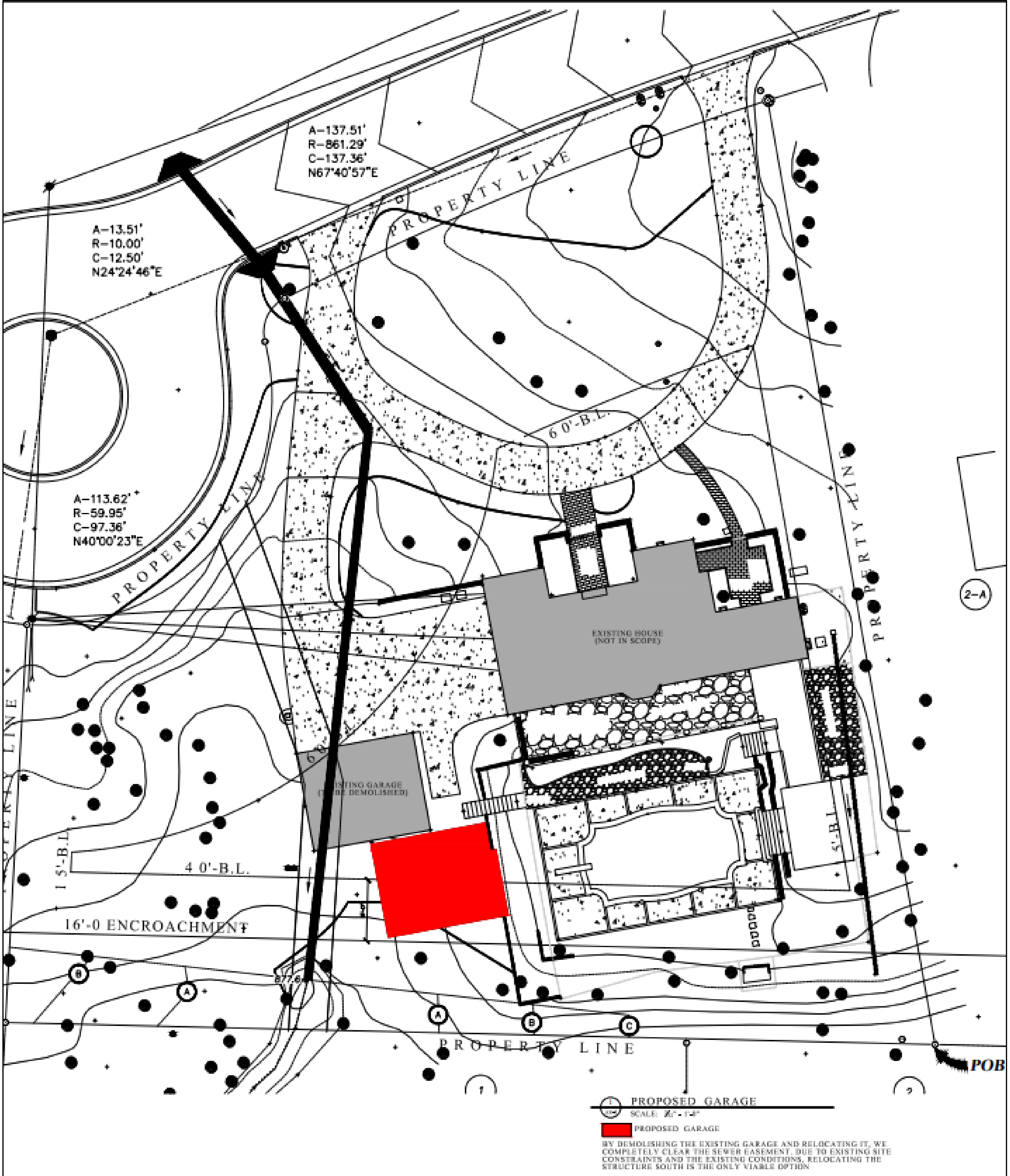
Existing Conditions

- The subject property is zoned RE-1 (Residential Estate – 1-acre minimum lot size) and is 0.95 acre. Located within the Chastain Park neighborhood, the property is developed with a
 - 2-story home with driveway,
 - putting green,
 - detached 2-car garage,
 - attached 2-story garage and
 - in-ground pool
- Based on Fulton County records, the lot was platted in 1969, and the present owner acquired the property in 2021. The parcel is roughly a square shape, except for the northwest corner of the property, where it is rounded following the contour of the cul-de-sac at the end of Mount Paran Parkway.
- The detached garage sits upon a sewer drainage easement by appx. 244 sf or (30.5%) with the northwestern corner of it within the primary street setback.



Images of the detached garage

Site Plan

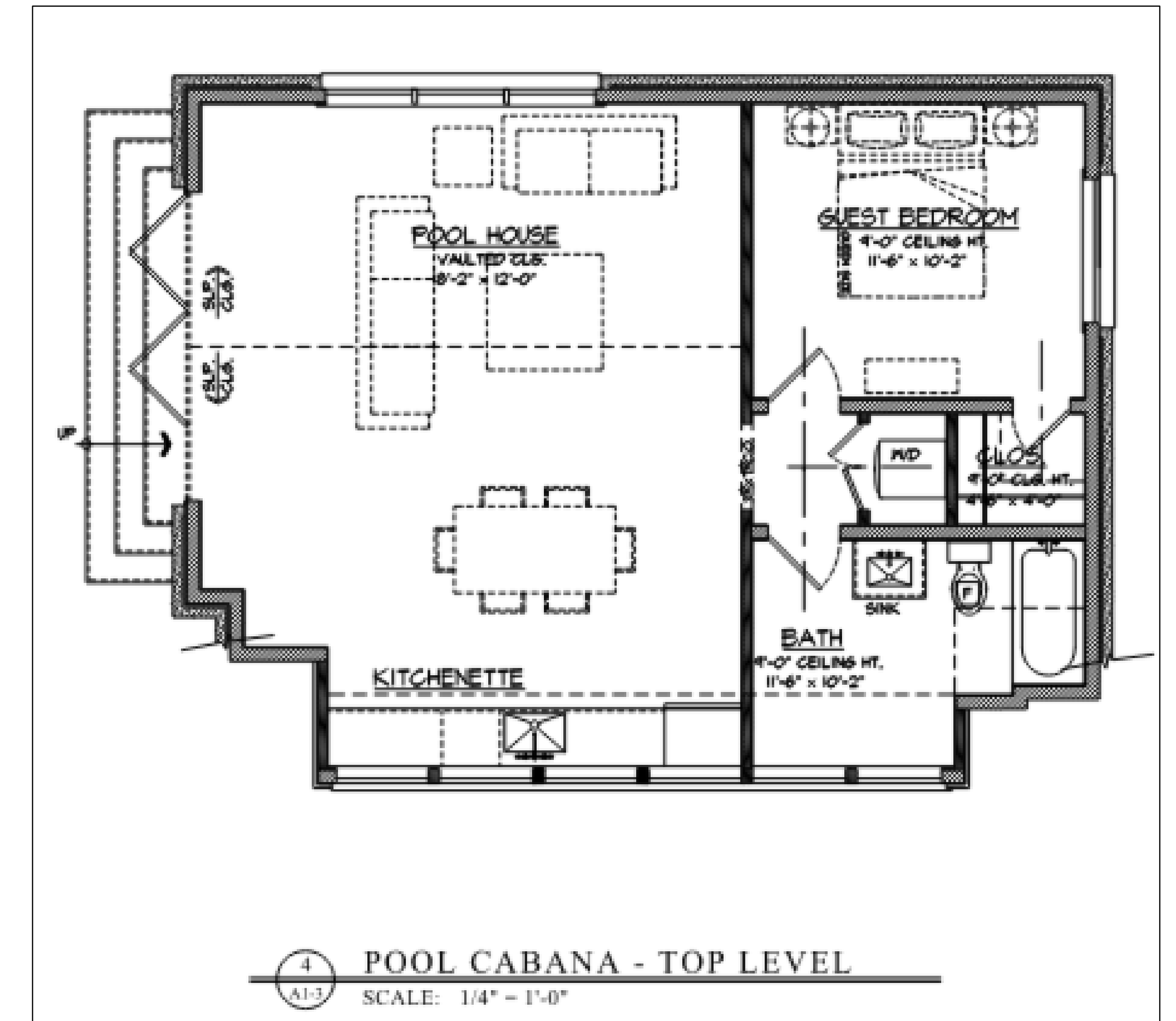
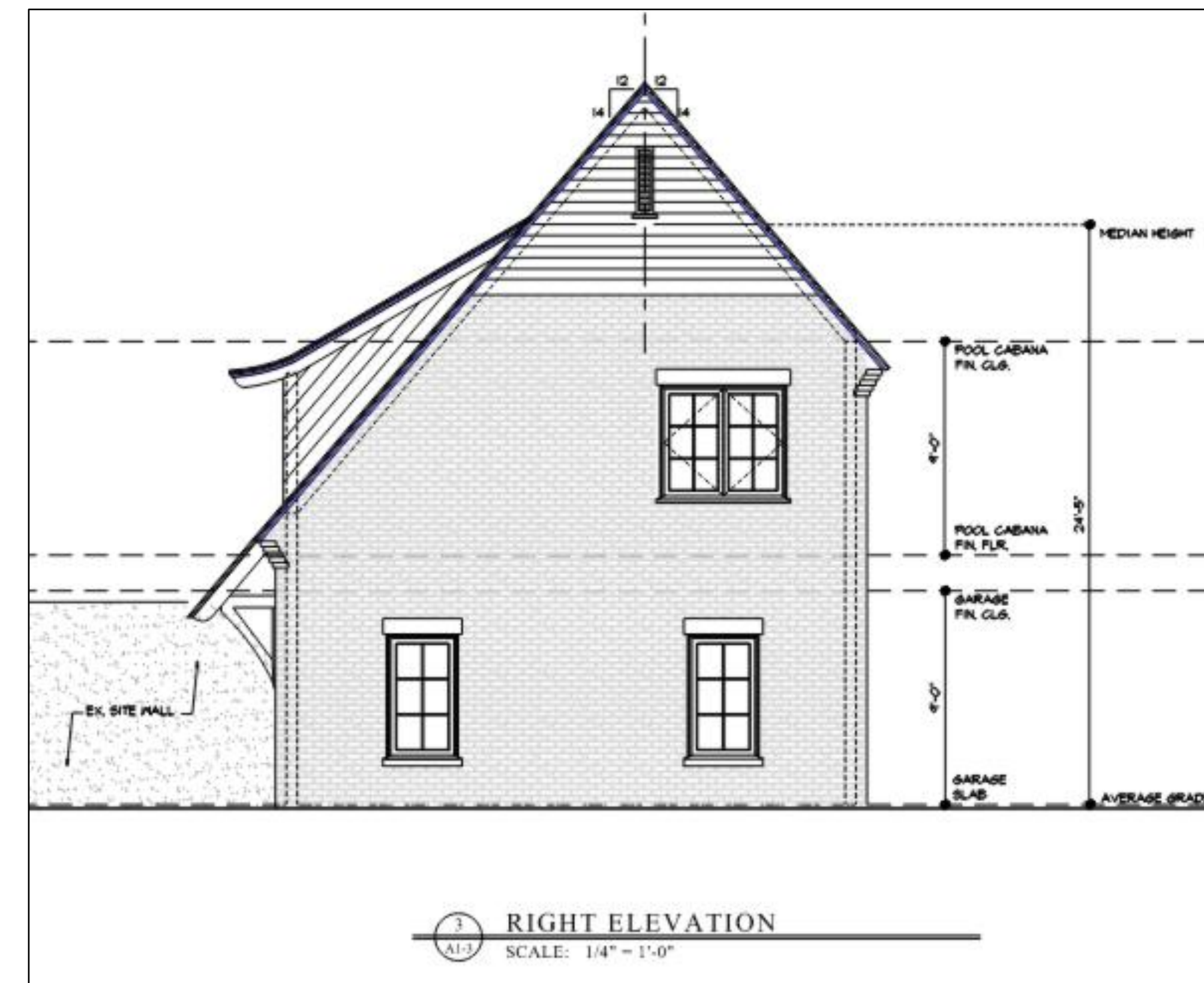
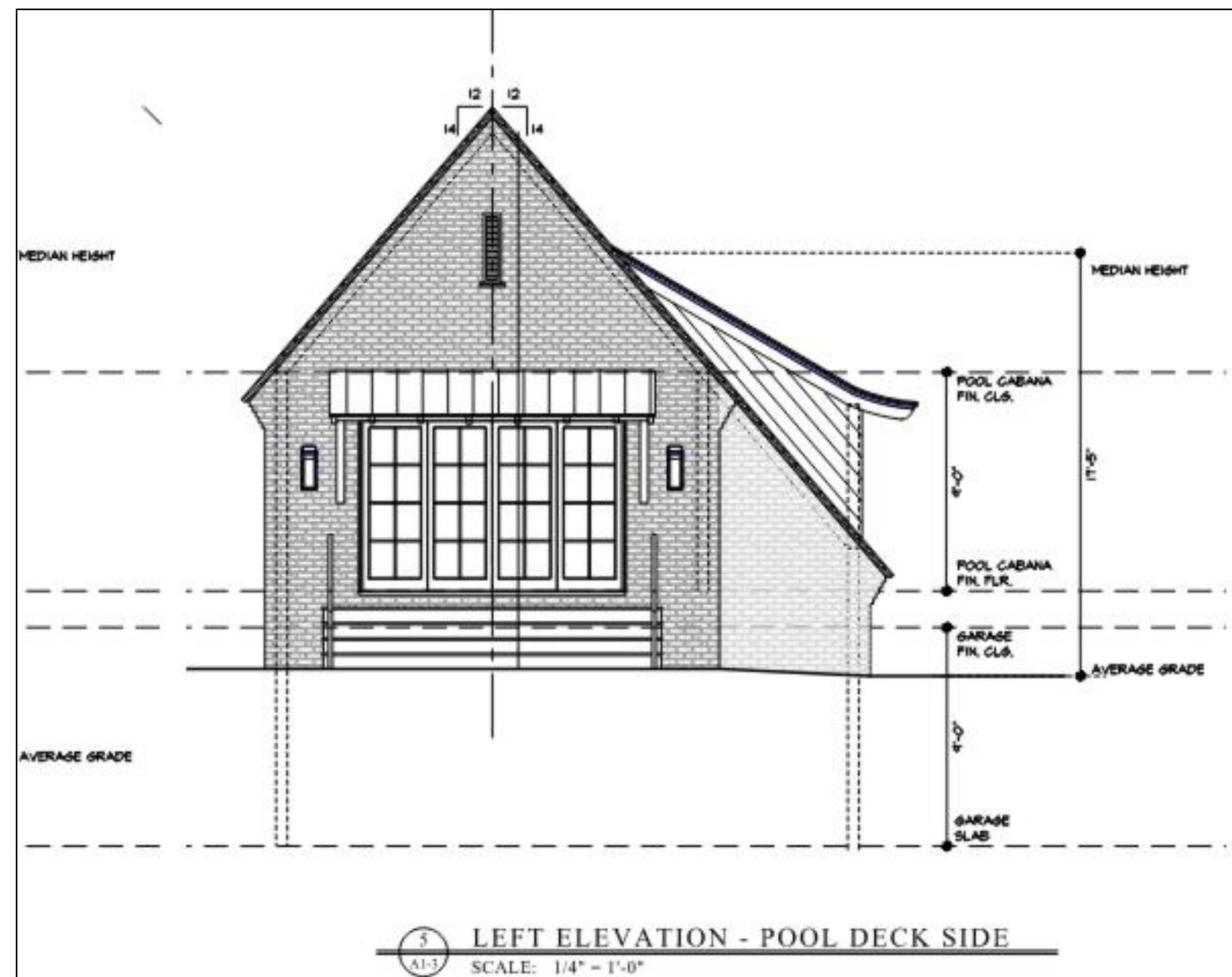
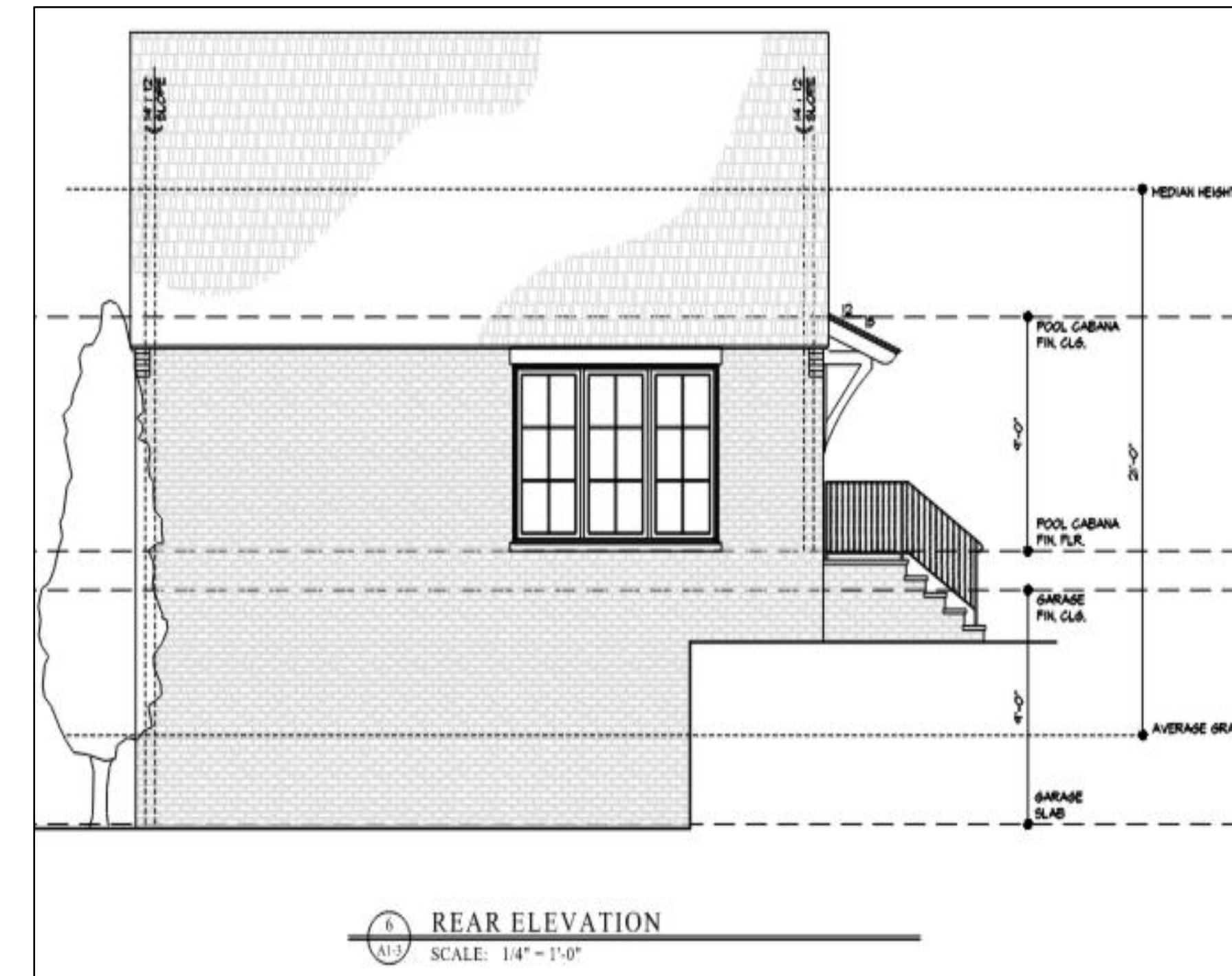
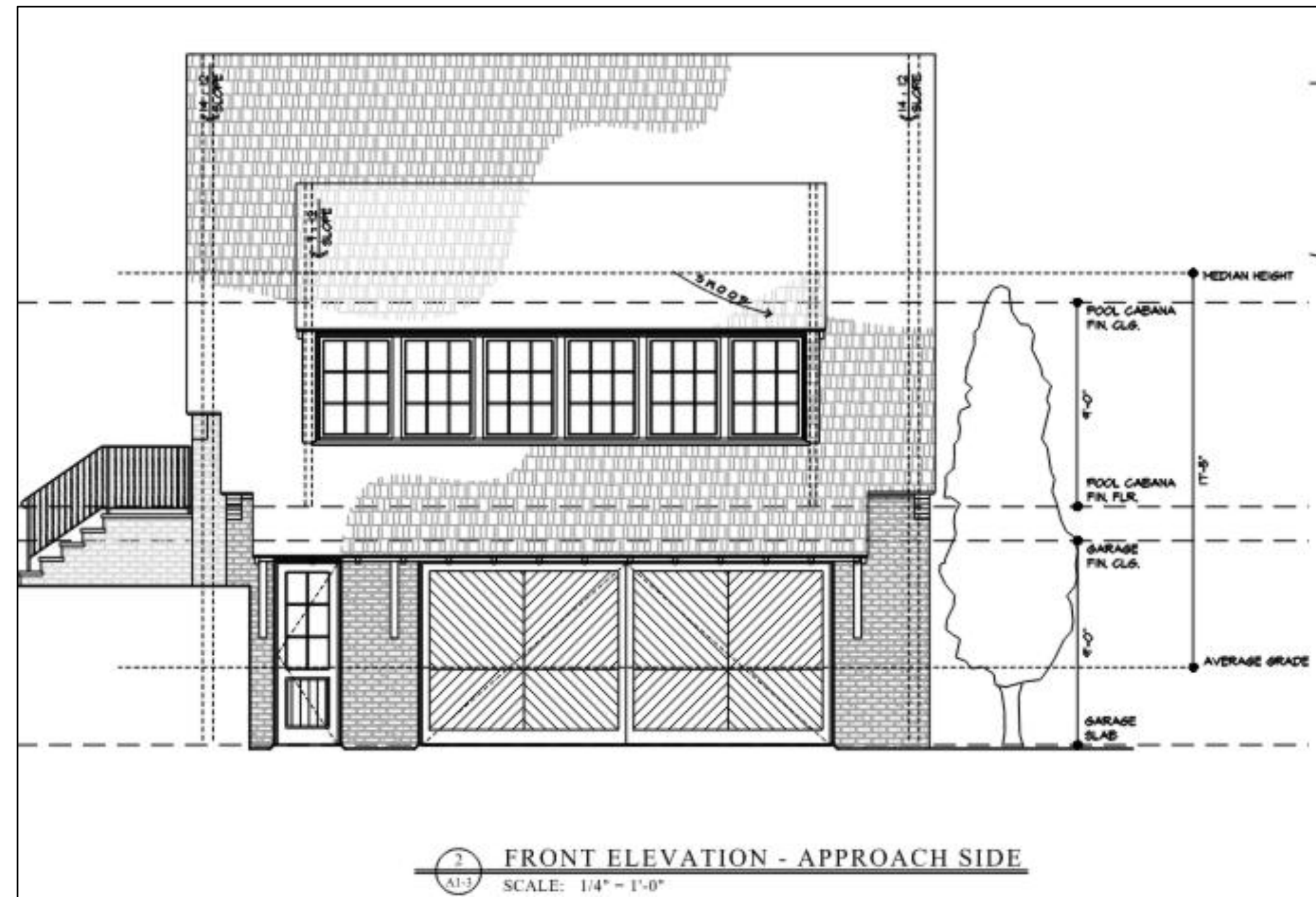


Variance Request

The applicant is proposing to demolish the existing two-car garage, which currently exists upon a stormwater sewer easement. The proposed major accessory structure will have a two-car garage, pool house and guest house will be rebuilt away from the sewer easement, and approximately 16' into the 40-foot rear setback.

1. *Per Sec. 2.2.2. of the Development Code - RE- Placement and Height – “Rear: common lot line – 40’ min”*
2. *Per Sec. 7.8.24.B.2.c of the Development Code – Basic Use Standards – “Major residential accessory structures must comply with the applicable building setbacks if their footprint exceeds 500 square feet.”*

Elevations and Floorplan



AREA CALCULATIONS

**CONDITIONED
POOL CABANA** 725 SQ.FT.

**UNCONDITIONED
GARAGE** 737 SQ.FT.

TOTAL SQ.F.T 1,462 SQ.FT.

ROOF HEIGHT

FRONT 17'-5"

RIGHT 24'-5"

REAR 21'-0"

LEFT 17'-5"

Variance Considerations:

a. Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

The site is developed with an existing two-story residence, contains no significant environmental constraints, and does not appear to be impacted by unusual topographic conditions that would limit reasonable development opportunities on the property. Staff finds that relocating the garage outside of the easement does not create a hardship that would justify a new encroachment approximately 16 feet into the required 40-foot rear setback.

e. The variance requested is the minimum necessary to accomplish the development or building;

Staff finds that the applicant has not sufficiently demonstrated that the requested variance is the minimum necessary to afford relief. The property appears capable of supporting reasonable improvements without encroaching approximately 16 feet into the required rear setback. Staff believes alternative design configurations may exist that would reduce or eliminate the extent of the requested encroachment while still allowing the garage to be relocated outside of the sewer easement.

g. Such conditions are not the result of action or inaction of the current property owner;

Staff finds that the requested variance is primarily the result of the applicant's proposed site design rather than conditions unique to the property. The applicant is voluntarily removing the existing garage and constructing a new garage elsewhere on the property.

TOTAL AREA=
0.969 ACRES



Alternative Design

NOW OR FORMERLY
ADEYINKA ADESOKAN
AND PAULA ADESOKAN
(DOB 4233, PL 365)

MOUNT PARAN PARKWAY
SUBDIVISION- BLOCK E
(PL 54, PL 101)

6' TYP. BUFFER
WESTED

Recommendation

- Staff recommend **Denial** of Variance V-26-9 a request for relief from Sec. 2.2.2 and Sec.7.8.24.B.1.c to construct a detached garage that encroaches 16 feet into the 40-foot rear setback.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT Board of Appeals Meeting, June 3, 2026

Case: **V-26-19 – 6565 Williamson Drive**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: May 26, 2026

REQUEST

Request for relief from Div. 9.2.3.A.2., Sec. 7.3.1.D., and Sec. 7.8.24. to allow an accessory structure to encroach into the 20-foot side, 35-foot rear, 75-foot impervious surface setbacks and exceed the minimum height.

APPLICANT

Property Owners:	Petitioner:	Representative:
Sonya and Duane Tolson	Corey Elias, Georgia ADU	Corey Elias, Georgia ADU

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of Variance V-26-19

MATERIALS SUBMITTED AND REVIEWED

Materials

1. Application received on April 21, 2026

Plans

1. “6565 WILLIAMSON DR -ASB ZTT.pdf” received on April 15, 2026
2. “6565 WILLIAMSON DR – ASB ZTT – Rough Site Plan V2.pdf” received on April 15, 2026. Prepared by Survey Systems Atlanta and stamped by Gerald H. Bernhard

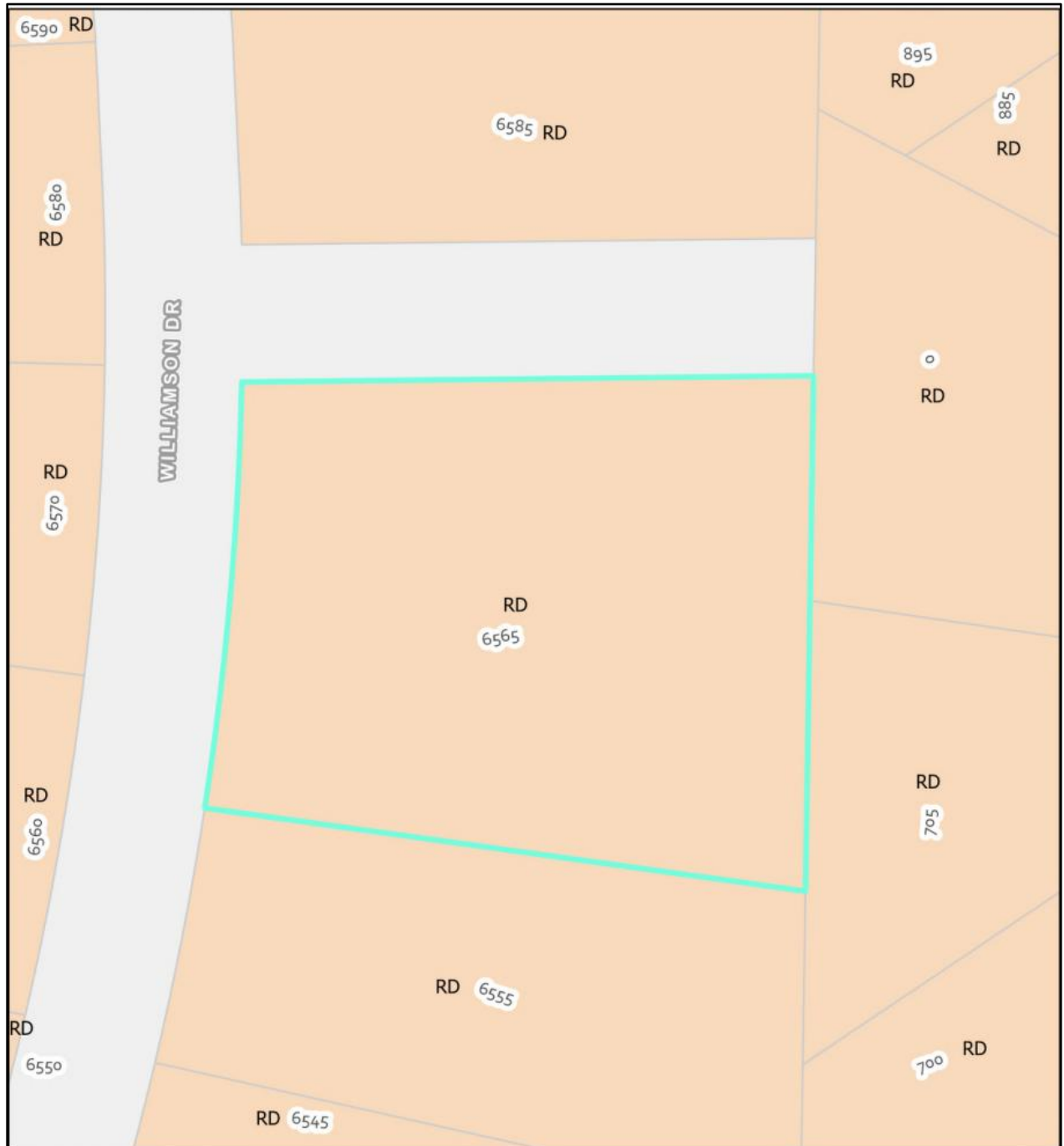
PROPERTY INFORMATION	
Location:	6565 Williamson Drive (17 007200050069)
Council District:	Council District 4 – Frank Roberts
Neighborhood:	Mount Vernon Woods Neighborhood Association
Road frontage:	Approximately 151 feet on Williamson Drive Approximately 208 feet on northern street
Lot Depth	Approximately 208 feet
Acreage:	Approximately 0.79 acre
Current Zoning	RD-18 (Residential Detached – 18,000 SF minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	-
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RD-18 / Residential Detached	6585 Williamson Drive	0.88
Northwest	RD-18 / Residential Detached	6580 Williamson Drive	0.48
Northeast	RD-7.5 / Residential Detached	0 Glengate Place	0.52
East/Southeast	RD-7.5 / Residential Detached	705 Glengate Place	0.37
South	RD-18/ Residential Detached	6555 Williamson Drive	0.52
Southwest	RD-18 / Residential detached	6560 Williamson Drive	0.40
West	RD-18 / Residential Detached	6570 Williamson Drive	0.46
PROPOSED DEVELOPMENT			
-	RD-18 / Residential Detached	6565 Williamson Drive	0.79

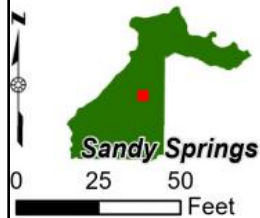
CHARACTER AREA MAP



ZONING MAP



6565 WILLIAMSON DRIVE

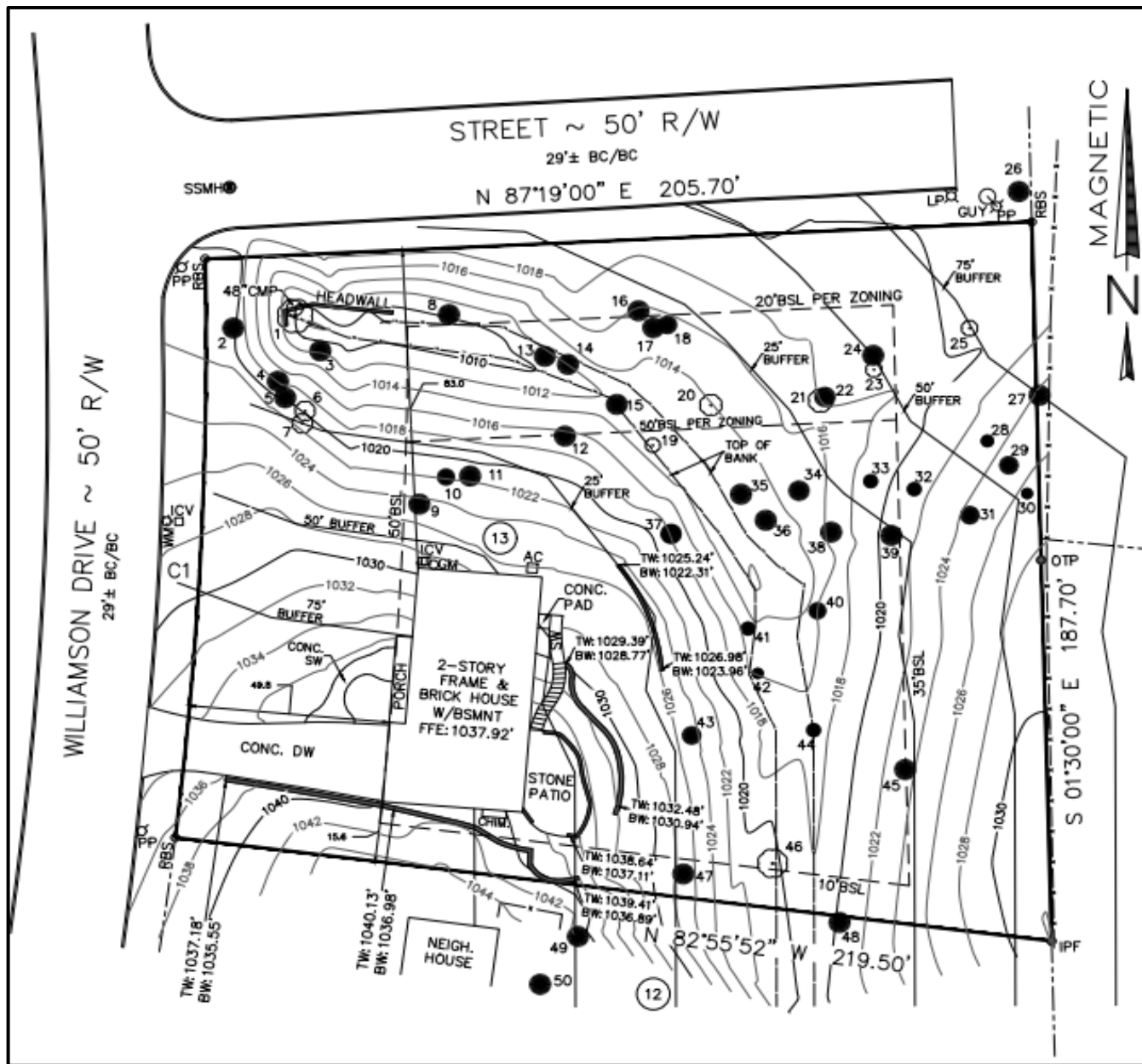


Zoning Area

- RD - RESIDENTIAL DETACHED
- 6565 Williamson Drive

AERIAL IMAGE





EXISTING DEVELOPMENT

The 0.79-acre property is zoned RD-18 (Residential Detached – Minimum 18,000 lot size) and is located within the Mount Vernon Woods neighborhood. According to Fulton County records, the home was built in 1964 and the current homeowners acquired the property in 2020. The two-story home has an attached two-car garage and sits on the corner of Williamson Drive and an unnamed dead-end street. The parcel is located in the central portion of the City, just south of Abernathy Drive and west of Georgia State Route 400. The dead-end street is connected to the adjacent neighborhood detention pond by a small trail. Due to the presence of this side street frontage, the subject property is subject to a 20-foot side street setback rather than the standard 10-foot building setback.

The vast majority of the property lies within a stream buffer including the home and garage. A significant portion of the property also falls within a designated future floodplain area. Behind the house, there exists a steep downward slope of approximately 39%, after which, the topography rises again to the rear property line at a slope of approximately 22.4%.





View of front of home facing East



Location of proposal facing South from side street



Photo of current backyard showing topography

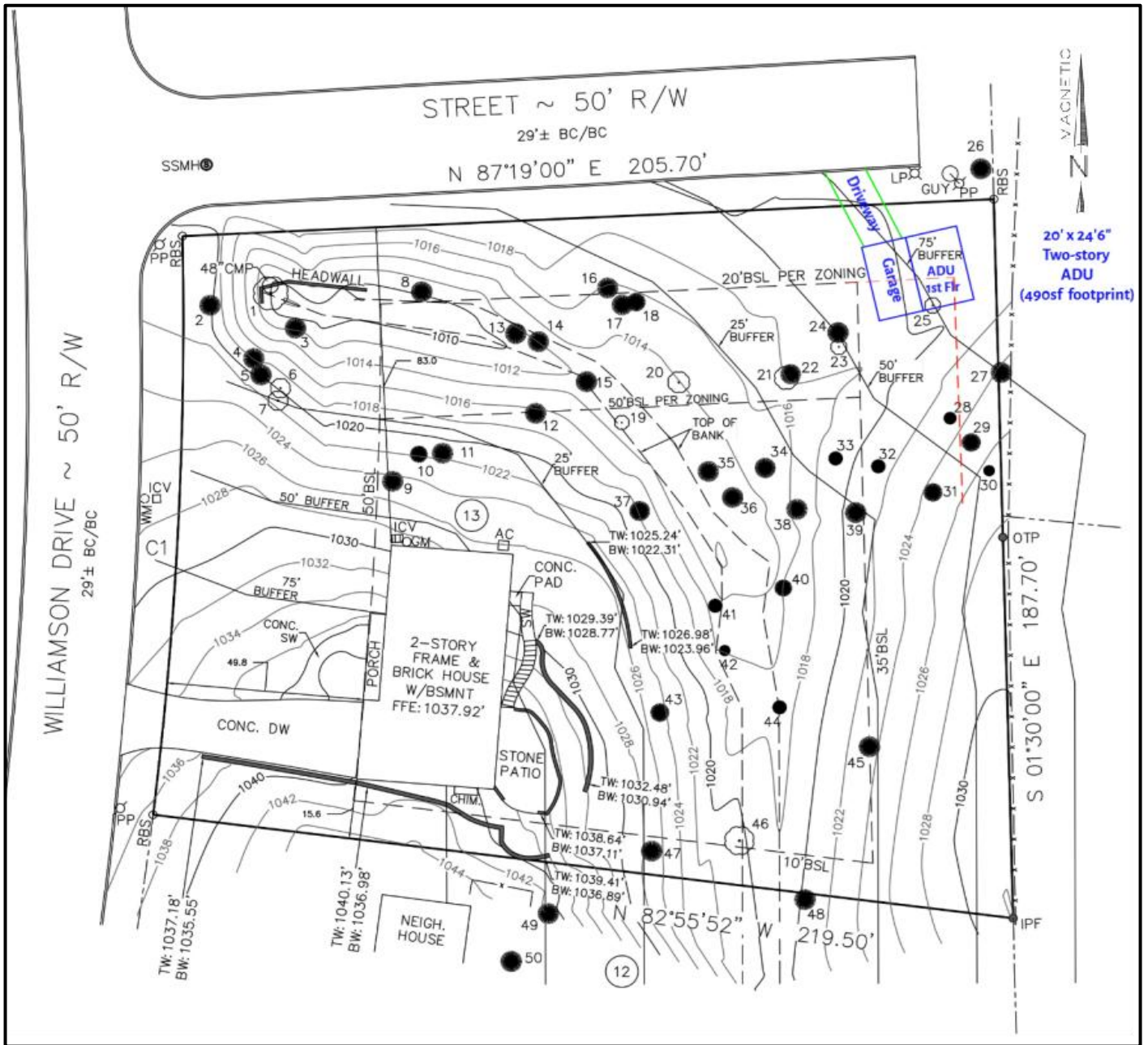


Aerial image showing the challenging topography of the property



Aerial image showing the side street dead-end at fully developed neighborhood east of subject site.

SITE PLAN (received April 15, 2026)



PROPOSED DEVELOPMENT

The applicant is proposing to construct a 490-square-foot, two-story accessory structure in the northeastern corner of the property with a dedicated driveway. The proposed accessory structure includes a guest house, garage and driveway that encroaches into the 75-foot impervious surface setback, along with the 20-foot side street setback and 35-foot rear setback. The proposal places the structure approximately six (6) feet from the side street setback and approximately 5 feet from the rear setback, and 24 feet in height. In addition, the proposed accessory structure encroaches approximately 207 square feet into the 75-foot impervious surface setback.

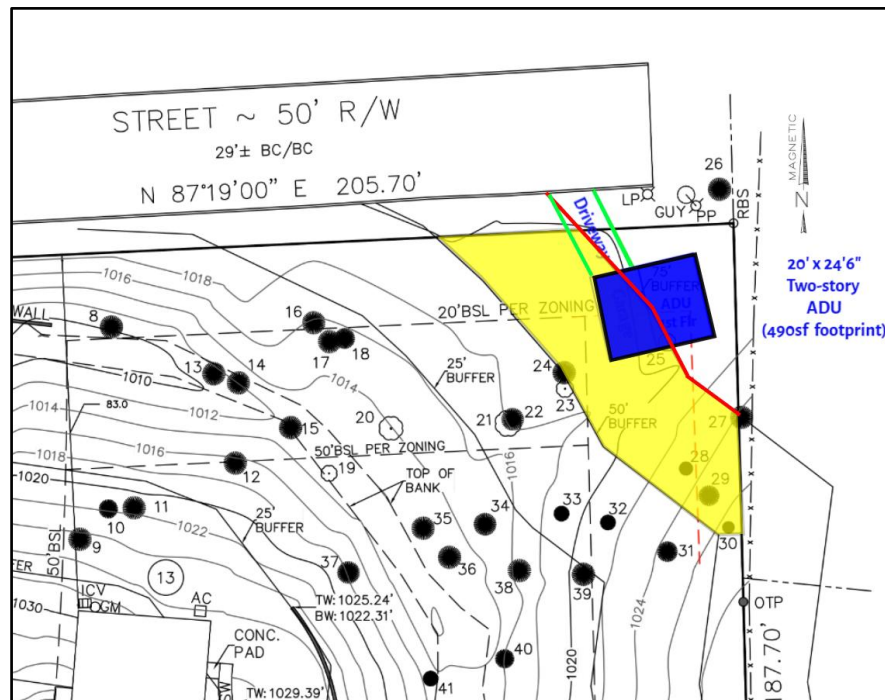
Per Sec. 7.3.1.D.2.h of the Development Code – *“When separate from the principal dwelling unit, the location is limited to the rear yard and must meet all district setbacks”*

Per Sec. 7.8.24.A.2.c. of the Development Code – *“A minor residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a minor residential accessory structure may not exceed 15 feet in height.”*

Per Sec. 7.8.24.B.2.c. of the Development Code – *“Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.”*

Per Sec. 9.2.3.A. of the Development Code - *Land Development Requirements* – *“All land development activity subject to this Division must meet the following requirements:”*

- Per Sec. 9.2.3.A.2. of the Development Code – *Seventy-Five-Foot Impervious Surface Setback* – *“All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer.”*



Zoomed in image of the proposed accessory structure (Blue) and the 75-foot impervious surface setback (yellow)

V-26-19 VARIANCE CONSIDERATIONS

Per Section 11.6.4. of the Development Code, the following list of approval criteria for a Stream Buffer Variance provides guidance for making decisions on approval:

3. Variances will only be granted upon showing that:

- a. When a property's shape, topography or other physical conditions existing on December 12, 2005, prevents land development unless a buffer or setback variance is granted;**

Finding: The property was platted in 1957, prior to December 12, 2005, and the existing home was constructed in 1964. The subject property is significantly constrained by stream buffers. A stream traverses the rear yard, resulting in the associated stream buffers, 25-foot state buffer, 50-undisturbed buffer, and 75-foot impervious surface setback, encompassing majority of the existing home and the entire rear yard.

The stream also creates a ravine that causes the land to slope significantly towards the creek further limiting the amount of buildable space.

Due to these physical constraints and existing site conditions, development of the property is limited without the requested variance. The applicant's request to encroach into the side, rear and impervious surface setbacks is intended to minimize disturbance and avoid further encroachment toward the stream buffer area.

- b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements in this Division would create an extreme hardship;**

Finding: Strict adherence to the minimum buffer and setback requirements would create an extreme hardship due to the various conditions of the site. A stream crosses the rear of the lot, resulting in the buffers encompassing a substantial portion of the site. In addition, the site's topography further constrains reasonable development options. The proposed encroachments are intended to minimize impacts to the stream corridor. Given the building setback lines and the stream buffers, there is effectively no location on the property that is buildable without a variance.

6. Variances will only be granted upon showing that:

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;**

Finding: The square-shaped lot sits on the corner of Williamson and an unnamed dead-end street however a stream in the rear yard results in the application of the 25-foot state buffer, 50-foot undisturbed buffer, and 75-foot impervious surface setback on both sides of the stream corridor creating a significant portion of the unbuildable. Consequently, strict compliance with the buffer and setback requirements would dramatically limit reasonable use of the rear yard and restrict typical site development.

- b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;**

Finding: As forementioned, the stream crosses directly through the rear yard creating dramatic topography extending on both sides of the stream. The entirety of the rear yard is encumbered by buffers and setbacks. As a result, the remaining buildable area on the property is significantly limited and any construction whatsoever would require a variance.

c. The location and extent of the proposed buffer or setback intrusion;

Finding: The proposed variance has a limited scope and the intrusion is minimum. The applicant's proposal is as far away from the creek as practicable.

d. Whether alternative designs are possible which require less intrusion or no intrusion;

Finding: Given the building setback lines and the stream buffers, there is effectively no location on the property that is buildable without a variance.

e. The long-term and water quality impacts of the proposed variance; and

Finding: The proposed variance is not expected to result in significant long-term or water quality impacts due to the limited scope of the intrusion and the existing development pattern of the property.

f. Whether issuance of the variance is at least as protective of natural resources and the environment.

Finding: Staff believes issuance of the variance would protect the natural resources and environment because the proposed structure is located away from the creek. The request minimizes impacts to the stream buffer and avoids additional disturbance to the creek.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Arborist:

If approved, the project would be required to adhere to Division 9.3, Tree Conservation, of the Sandy Springs Development Code.

Sandy Springs Deputy Building Official:

P&Z, if this were approved, would we want to have as a condition some sort of buffer planting to provide screening for the neighbors?

Sandy Springs Land Development Manager:

No additional comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Fire Marshal:

Approved with no comment provided.

Sandy Springs Transportation Planner:

Approved with no comment provided.

Correspondence Received:

Staff received 13 comments from four (4) different members of the community in opposition via the online zoning cases map.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommend **Approval with Conditions** of Variance V-26-19 a request for relief from Div. 9.2.3.A.2., Sec. 7.3.1.D., and Sec. 7.8.24. to allow an accessory structure to encroach into the 20-foot side, 35-foot rear, 75-foot impervious surface setbacks and exceed the minimum height with the following condition:

1. That the accessory structure does not exceed 24 feet in height and
2. That the construction be substantially similar to the provided site plan.

Board of Appeals

June 3, 2026



SANDY SPRINGS
GEORGIA

V-26-19

6565 Williamson Drive

STAFF RECOMMENDATION:
Approval with Conditions

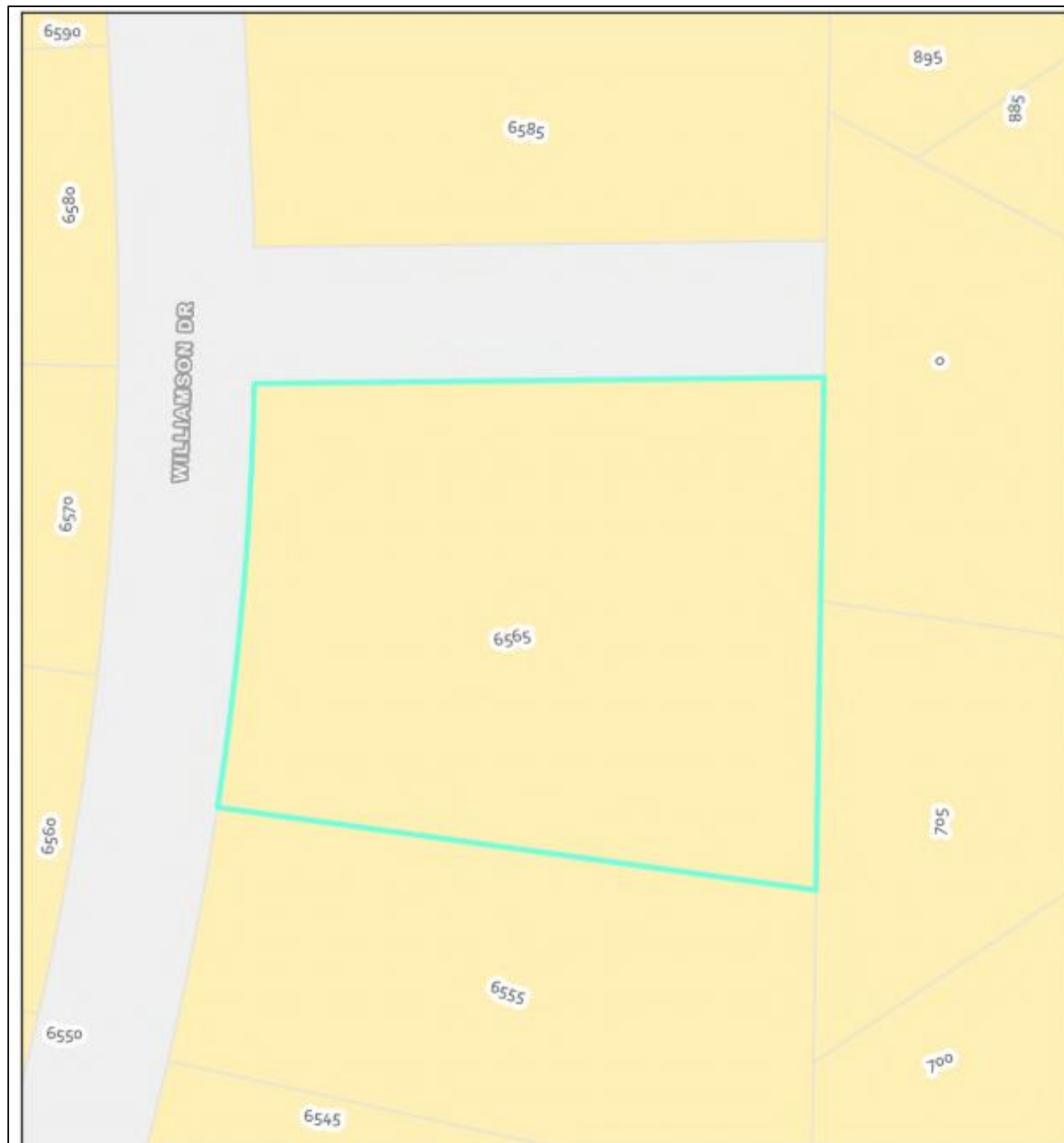


SANDY SPRINGS
GEORGIA

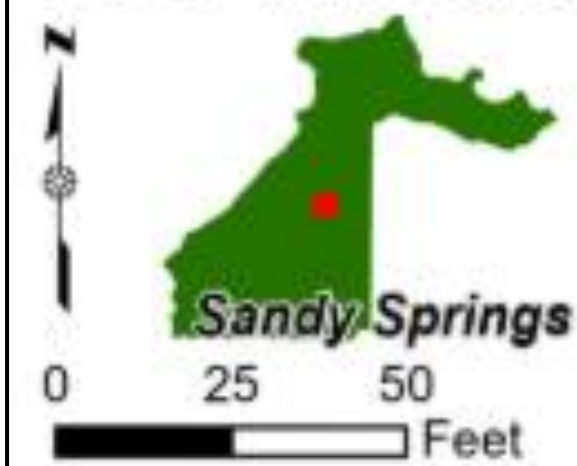
Request

- A request for a Stream Buffer Variance from Div. 9.2.3.A.2. Sec. 7.3.1.D., and Sec. 7.8.24. to allow a minor accessory structure to encroach into the 20-foot side, 35-foot rear, 75-foot impervious surface setbacks and exceed the minimum height.

Character Area Map

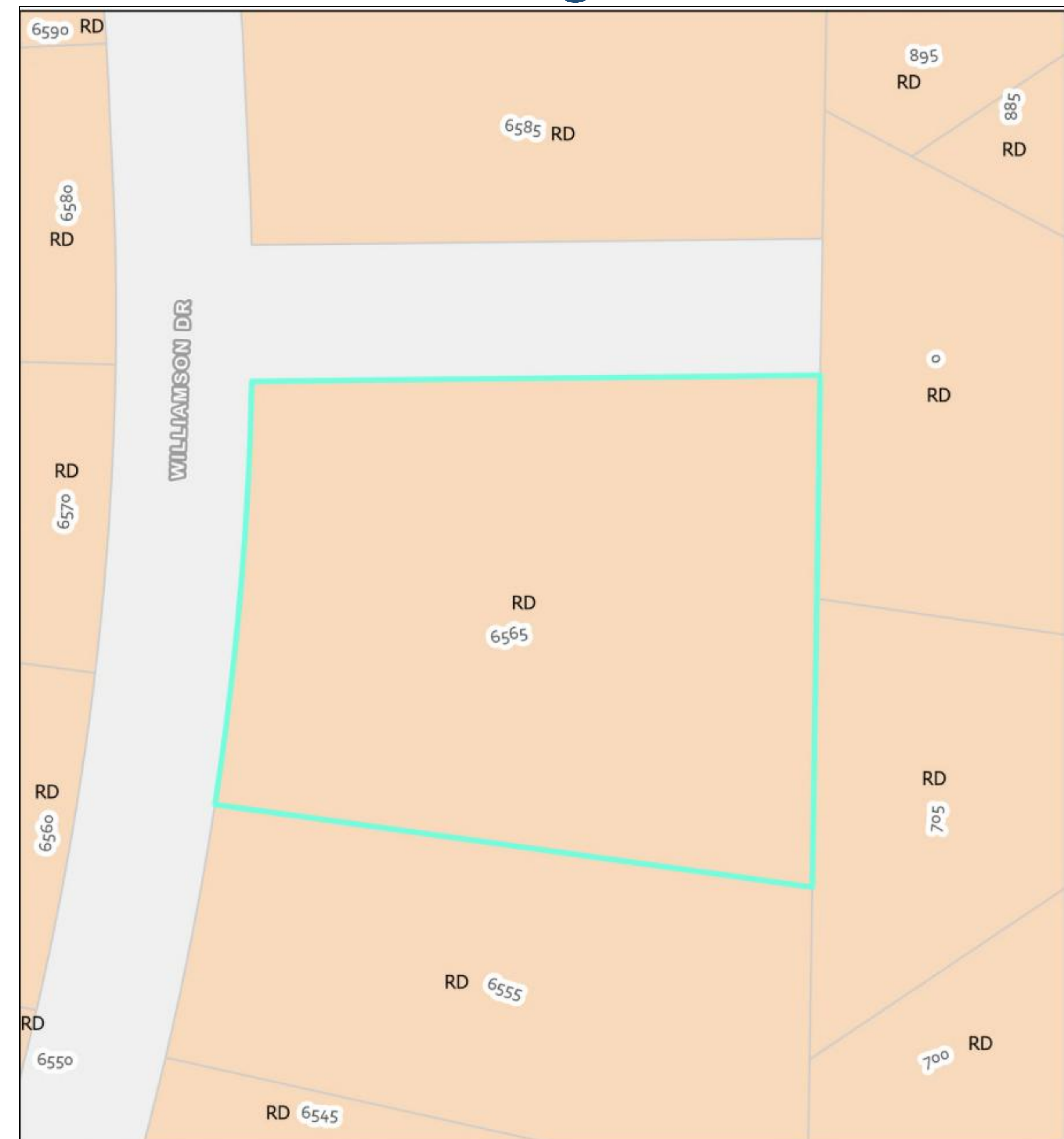


6565 WILLIAMSON DRIVE

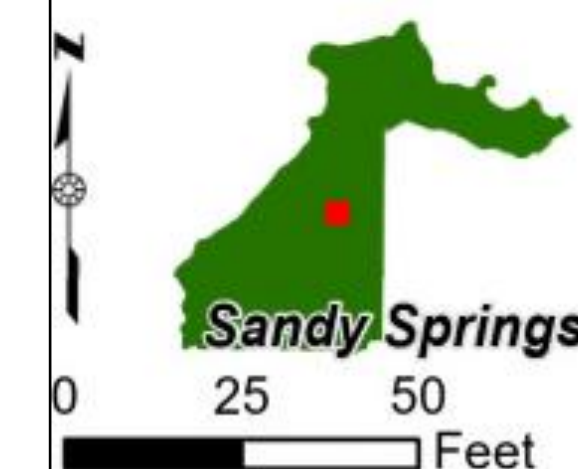


- Character Areas**
- Protected Neighborhood
 - City Limits
 - 6565 Williamson Drive

Zoning Map



6565 WILLIAMSON DRIVE

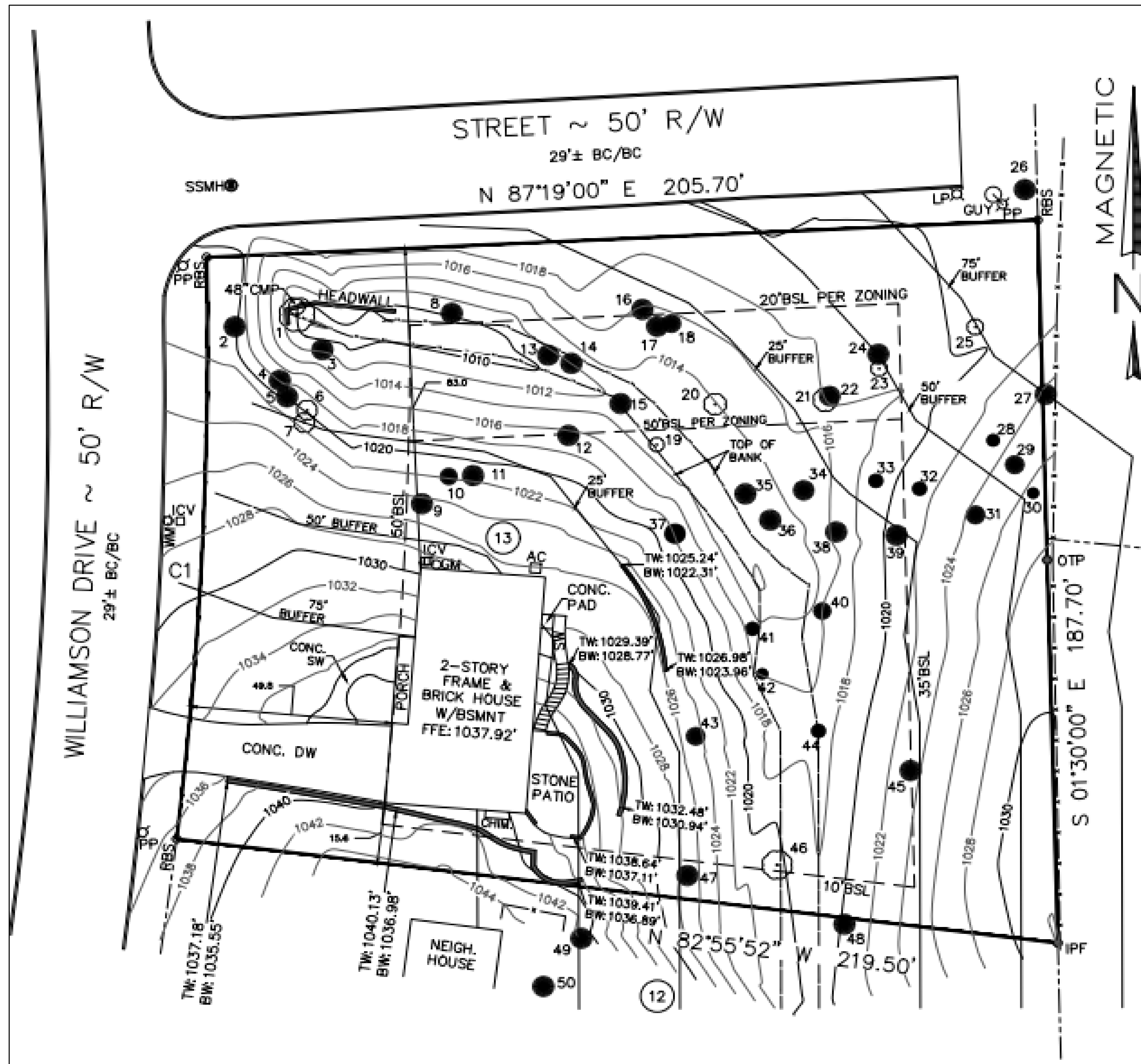


- Zoning Area**
- RD - RESIDENTIAL DETACHED
 - 6565 Williamson Drive

Aerial Image



Survey



Existing Conditions

- The 0.79-acre property is zoned RD-18 (Residential Detached – Minimum 18,000 lot size) and is located within the Mount Vernon Woods neighborhood. According to Fulton County records, the home was built in 1964 and the current homeowners acquired the property in 2020.
- The two-story home has an attached two-car garage and sits on the corner of Williamson Drive and an unnamed dead-end street. The parcel is located in the central portion of the City, just south of Abernathy Drive and west of Georgia State Route 400.
- North of the subject property is a dead-end street connected to the adjacent neighborhood detention pond by a small trail. Due to the presence of this side street frontage, the subject property is subject to a 20-foot side street setback rather than the standard 10-foot building setback.

Parcel map stream buffers



25-foot
undisturbed
buffer

50-foot
undisturbed
buffer

75-foot
impervious
surface buffer

Existing Conditions



Front of home



Proposed location facing South from side street



backyard showing limited usability due to topography

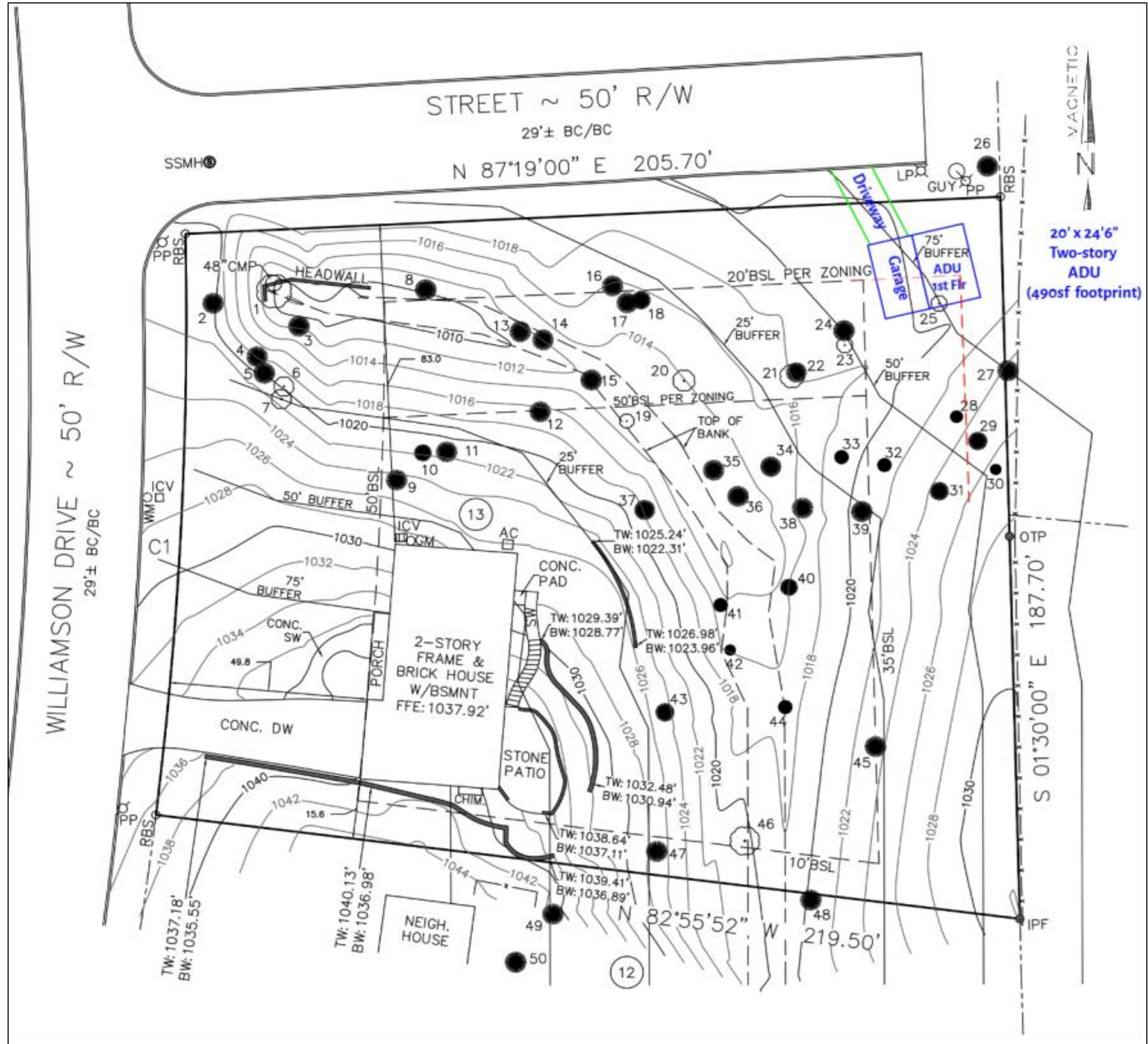
Existing Conditions

Aerial image showing the challenging topography of the property



Aerial image showing the side street dead-end at fully developed neighborhood east of subject site

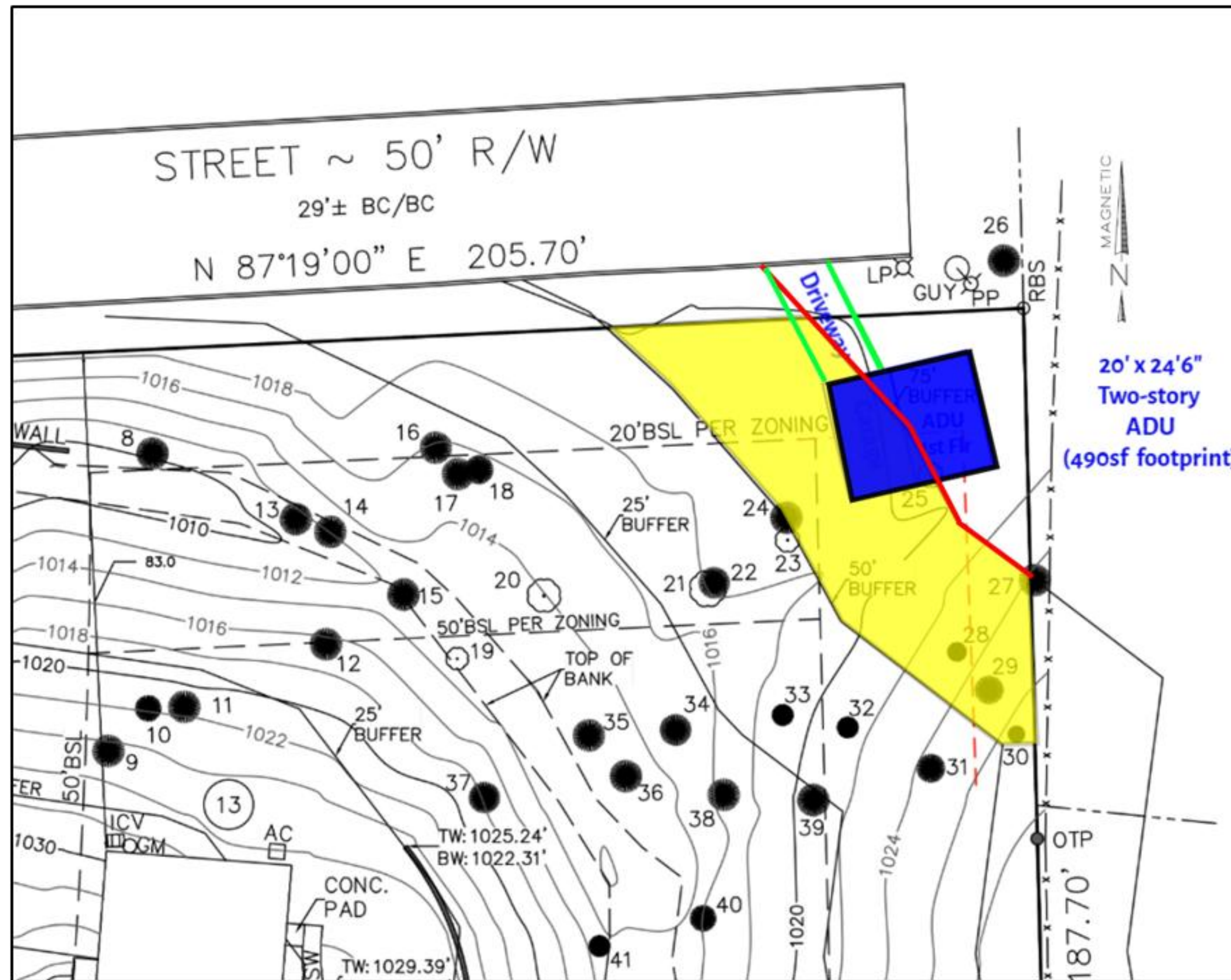
Site Plan



Variance Request

The applicant is proposing to construct a 490-square-foot, two-story accessory structure in the northeastern corner of the property with a dedicated driveway. The proposed accessory structure includes a guest house, garage and driveway that encroaches into the 75-foot impervious surface setback, along with the 20-foot side street setback and 35-foot rear setback. The proposal places the structure approximately 6 feet from the side street setback, approximately 5 feet from the rear setback, and 24 feet in height. In addition, the proposed structure encroaches approximately 207 square feet into the 75-foot impervious surface setback.

1. *Per Sec. 7.3.1.D.2.h of the Development Code – “When separate from the principal dwelling unit, the location is limited to the rear yard and must meet all district setbacks”*
2. *Per Sec. 7.8.24.B.2.c. of the Development Code – “Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.”*
3. *Per Sec. 7.8.24.A.2.c. of the Development Code – “A minor residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a minor residential accessory structure may not exceed 15 feet in height.”*
4. *Per Sec. 9.2.3.A. of the Development Code - Land Development Requirements – “All land development activity subject to this Division must meet the following requirements:”*
 - a. *Per Sec. 9.2.3.A.2. of the Development Code – Seventy-Five-Foot Impervious Surface Setback – “All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer.”*



Zoomed in image of the proposed accessory structure (Blue) and the 75-foot impervious surface setback (yellow)

Variance Considerations:

a. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;

The property was platted in 1957, prior to December 12, 2005, and the existing home was constructed in 1964. The subject property is significantly constrained by stream buffers. A stream traverses the rear yard, resulting in the associated stream buffers, 25-foot state buffer, 50-foot undisturbed buffer, and 75-foot impervious surface setback, encompassing majority of the existing home and the entire rear yard. The stream also creates a ravine that causes the land to slope significantly towards the creek further limiting the amount of buildable space. Due to these physical constraints and existing site conditions, development of the property is limited without the requested variance. The applicant's request to encroach into the side, rear and impervious surface setbacks is intended to minimize disturbance and avoid further encroachment toward the stream buffer area.

b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements in this Division would create an extreme hardship;

Strict adherence to the minimum buffer and setback requirements would create an extreme hardship due to the various conditions of the site. A stream crosses the rear of the lot, resulting in the buffers encompassing a substantial portion of the site. In addition, the site's topography further constrains reasonable development options. The proposed encroachments are intended to minimize impacts to the stream corridor. Given the building setback lines and the stream buffers, there is effectively no location on the property that is buildable without a variance.

c. The location and extent of the proposed buffer or setback intrusion;

The proposed variance has a limited scope and the intrusion is minimum. The applicant's proposal is as far away from the creek as practicable.

Recommendation

- Staff recommend **Approval with a Condition** of Variance V-26-19 a request for relief from Div. 9.2., Sec. 7.3.1.D., and Sec. 7.8.24. to allow a minor accessory structure to encroach into the 20-foot side, 35-foot rear, 75-foot impervious surface setbacks and exceed the minimum height with the following condition:
 1. That the accessory structure does not exceed 24 feet in height and
 2. That the construction be substantially similar to the provided site plan.

